

TO LET

BOURNEMOUTH TOWN
CENTRE RETAIL PREMISES



RETAIL

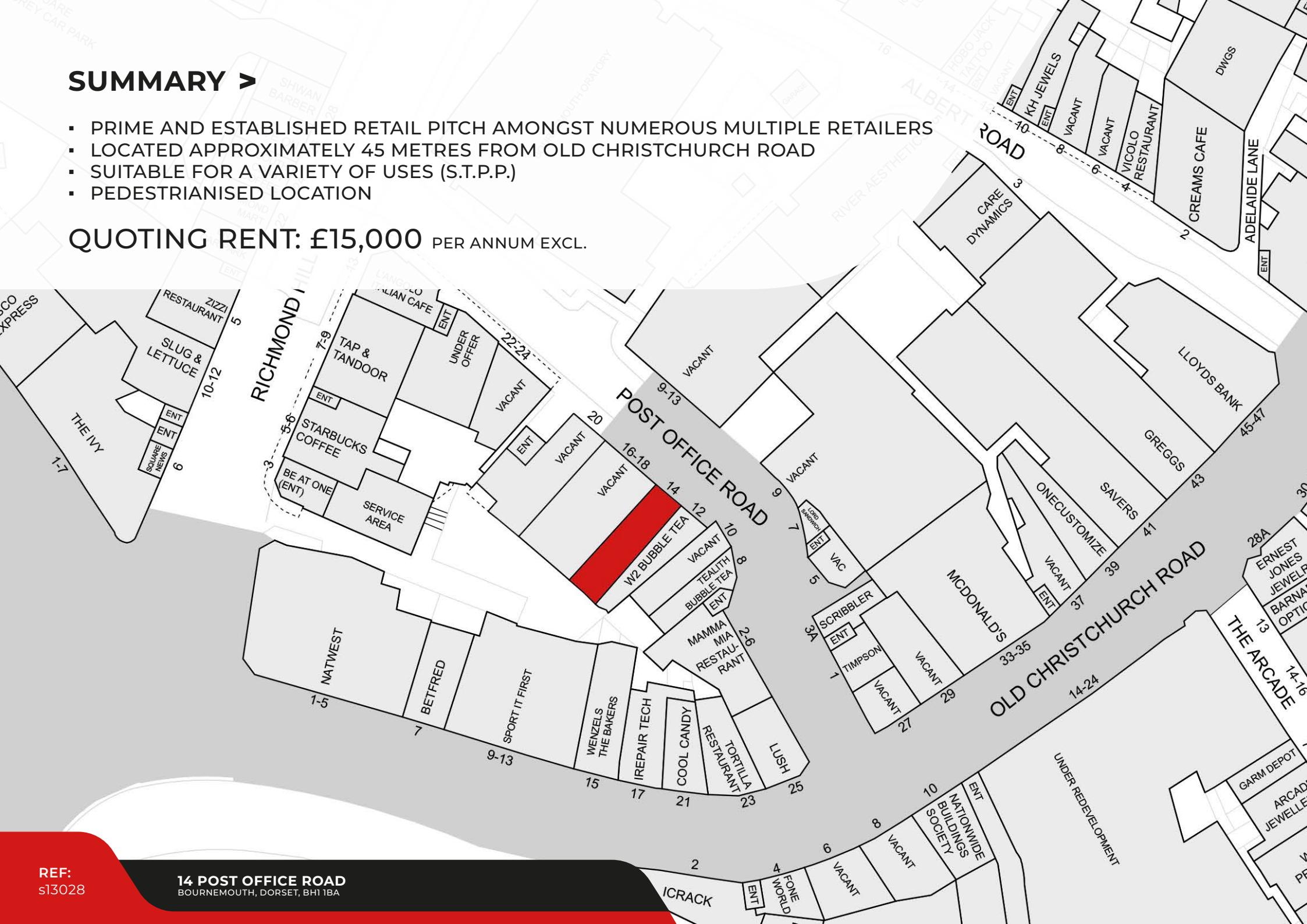
goadsby

14 POST OFFICE ROAD
BOURNEMOUTH, DORSET, BH1 1BA

SUMMARY >

- PRIME AND ESTABLISHED RETAIL PITCH AMONGST NUMEROUS MULTIPLE RETAILERS
- LOCATED APPROXIMATELY 45 METRES FROM OLD CHRISTCHURCH ROAD
- SUITABLE FOR A VARIETY OF USES (S.T.P.P.)
- PEDESTRIANISED LOCATION

QUOTING RENT: £15,000 PER ANNUM EXCL.



Location

- The property occupies a prime pedestrianised trading position on Post Office Road, within the heart of Bournemouth Town Centre.
- Major multiple retailers included in vicinity include **LUSH, McDONALDS, GREGGS, TORTILLA, SAVERS and NATIONWIDE BUILDING SOCIETY**.
- The new Bright House mixed use development is located approximately 161m away.



Description

- An attractive retail premises comprising a main sales area together with storage/preparation areas to the rear.
- Male and female WCs are also located to the rear of the premises.

Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of **£15,000 per annum**, exclusive of all other outgoings.

Rateable Value

£15,000 (from 1.4.26)

Rates payable at 38.2p in the £ (year commencing 1st April 2026)

EPC Rating

E - 110

Accommodation

	sq m	sq ft
Net sales area	55.13	593
Preparation/store areas	14.44	155
Male & female WCs with wash hand basins	-	-
Internal width (max)	11.2m	36'8"
Shop depth (max)	19.88m	65'2"
Cloakroom with WC & wash hand basin	-	-
Internal width	4.63m	15'2"
shop depth	11.97m	39'3"

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents, Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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