



RETAIL

TO LET
Prime Town Centre
Retail Premises With
3 Bedroom
Maisonette Above

Summary

- Prime position in the vicinity of Caffè Nero and Krispy Kreme
- Pedestrianised location
- Ground floor retail unit
- 3 Bedroom maisonette over first & second floors
- A variety of uses to be considered within Use Class E

Quoting Rent: £27,500 pax





Source: Edozo © Crown Copyright and database rights 2025 OS*AC0000829429

Location

- The premises occupies an excellent trading position within the pedestrianised section of Old Christchurch Road in the heart of Bournemouth's core shopping district.
- Major names trading in the vicinity include **Caffè Nero**, **Card Factory**, **Claire's Accessories**, **Barclays**, **Esquires Coffee**, **Superdry** and **Krispy Kreme**. The property benefits from a delivery access via Granville Place.

Nearby Occupiers



Description

- The property is arranged over 4 floors and comprises of a good size ground floor sales area with internal access to a basement.
- Accessed via a rear courtyard is a self-contained 3 bedroom maisonette arranged over first and second floors, consisting of 3 bedrooms, a living room, kitchen and bathroom.

Accommodation

	sq m	sq ft
Ground floor	64.52	694
2 x WC'S with wash hand basin	-	-
Basement	24.06	258

Maisonette

Bedroom 1	3.74m (max) x 4.54m
Bedroom 2	2.61m x 3.84m
Bedroom 3	2.62m (max) x 3.79m
Living Room	5.40m x 4.55m
Kitchen	2.63m x 3.32m
Bathroom	2.53m x 1.67m



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 rental of **£27,500 per annum**, exclusive of all other outgoings.

Rateable Value

£25,000 (1st April 2026)

Rate payable at 38.2p in the pound (Year commencing 1st April 2026)
Council Band "B"

EPC Rating

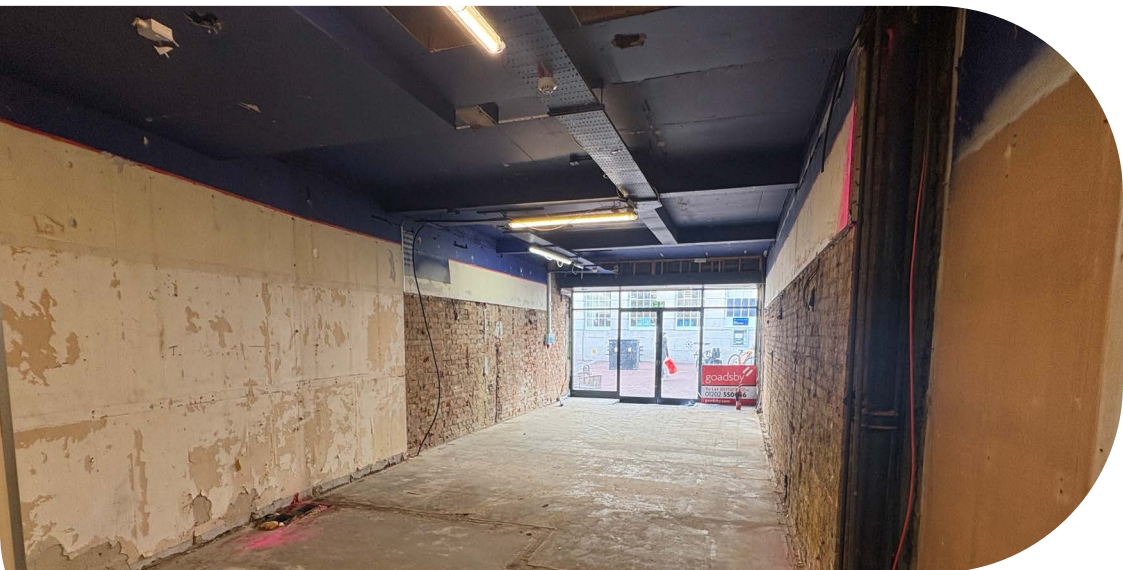
Shop & Basement B - 39
60a Old Christchurch Road - tbc

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.



Viewings

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



Grant Cormack 07776 217453
grant.cormack@goadsby.com

Edd Watts 07968 299408
edd.watts@goadsby.com

Jake Walker 07834 060918
jake.walker@goadsby.com

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](#).

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.



Commercial Property. Expertly Delivered.

- Building Consultancy
- Property Management
- Business Space
- Hotels & Leisure
- Business Transfer
- Retail
- Investments
- Planning
- Land/Development
- Survey & Valuation

BUSINESS SPACE
tel. 01202 550055

RETAIL
tel. 01202 550066

PROPERTY MANAGEMENT
tel. 01202 550011

HOTELS & LEISURE
tel. 01202 550077

SURVEY & VALUATION
tel. 01202 550088

BUILDING CONSULTANCY
tel. 01202 550022

PLANNING
tel. 01202 550033

BUSINESS TRANSFER
tel. 01202 550099

HAMPSHIRE
tel. 01962 869667

Offices in Dorset and Hampshire.

goadsby.com