

TO LET

HIGH STREET RETAIL PREMISES ADJACENT TO THE O2 ACADEMY

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



RETAIL

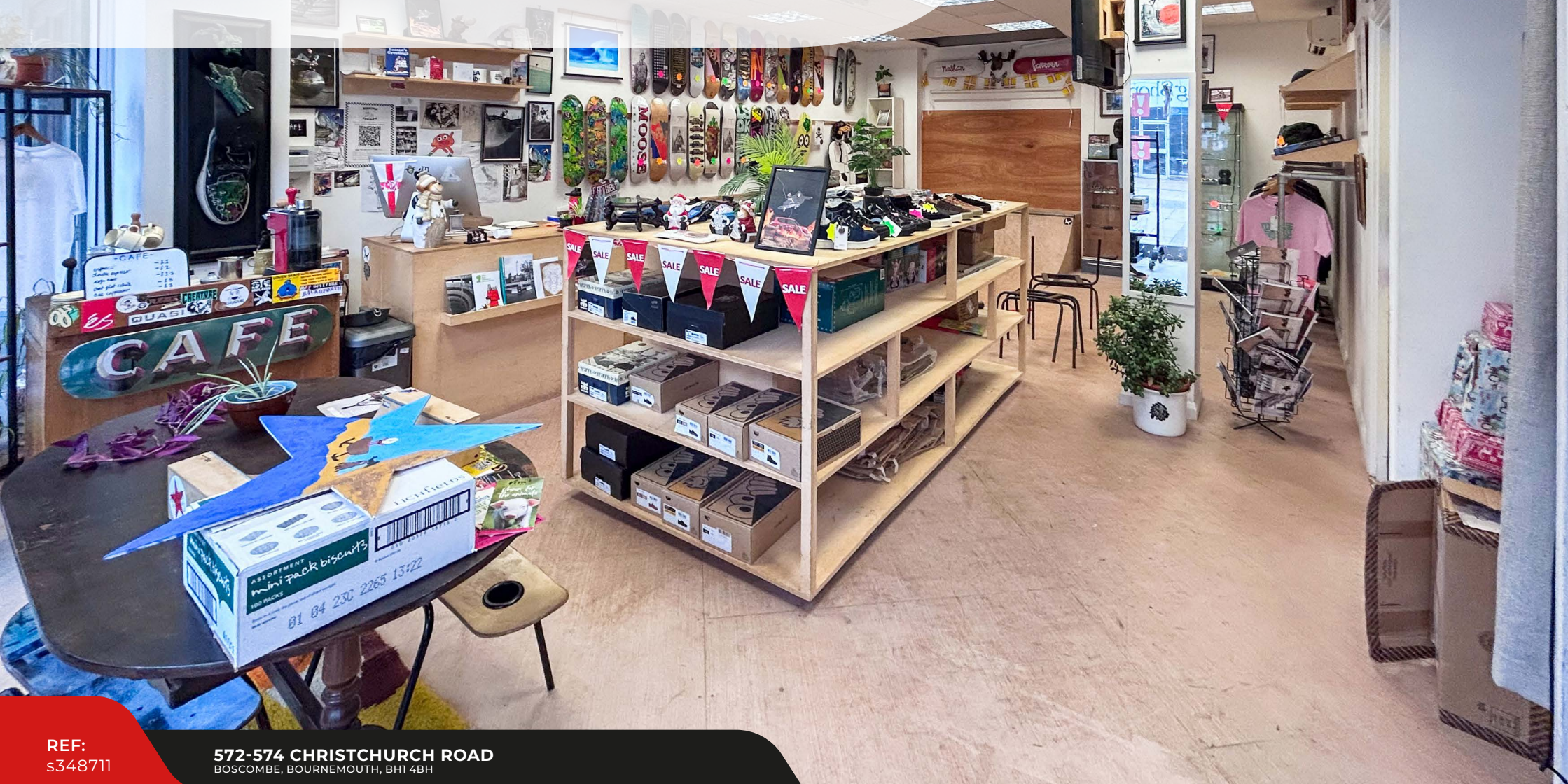
goadsby

572-574 CHRISTCHURCH ROAD
BOSCOMBE, BOURNEMOUTH, BH1 4BH

SUMMARY >

- POSITIONED IN THE PEDESTRIANISED AREA OF BOSCOMBE HIGH STREET.
- ADJACENT TO THE O2 ACADEMY.
- A VARIETY OF USES WITHIN USE CLASS E TO BE CONSIDERED.
- ARRANGED OVER THE GROUND FLOOR AND BASEMENT.

QUOTING RENT: £12,000 PER ANNUM EXCLUSIVE



REF:
s348711

572-574 CHRISTCHURCH ROAD
BOSCOMBE, BOURNEMOUTH, BH1 4BH

Location

- The premises occupies a trading position on the pedestrianised section of Christchurch Road.
- Located adjacent to the O2 Academy.
- In the vicinity of multiple retailers including Primark, CEX, Esquires Coffee, Boots the Chemist, Greggs and McDonalds.

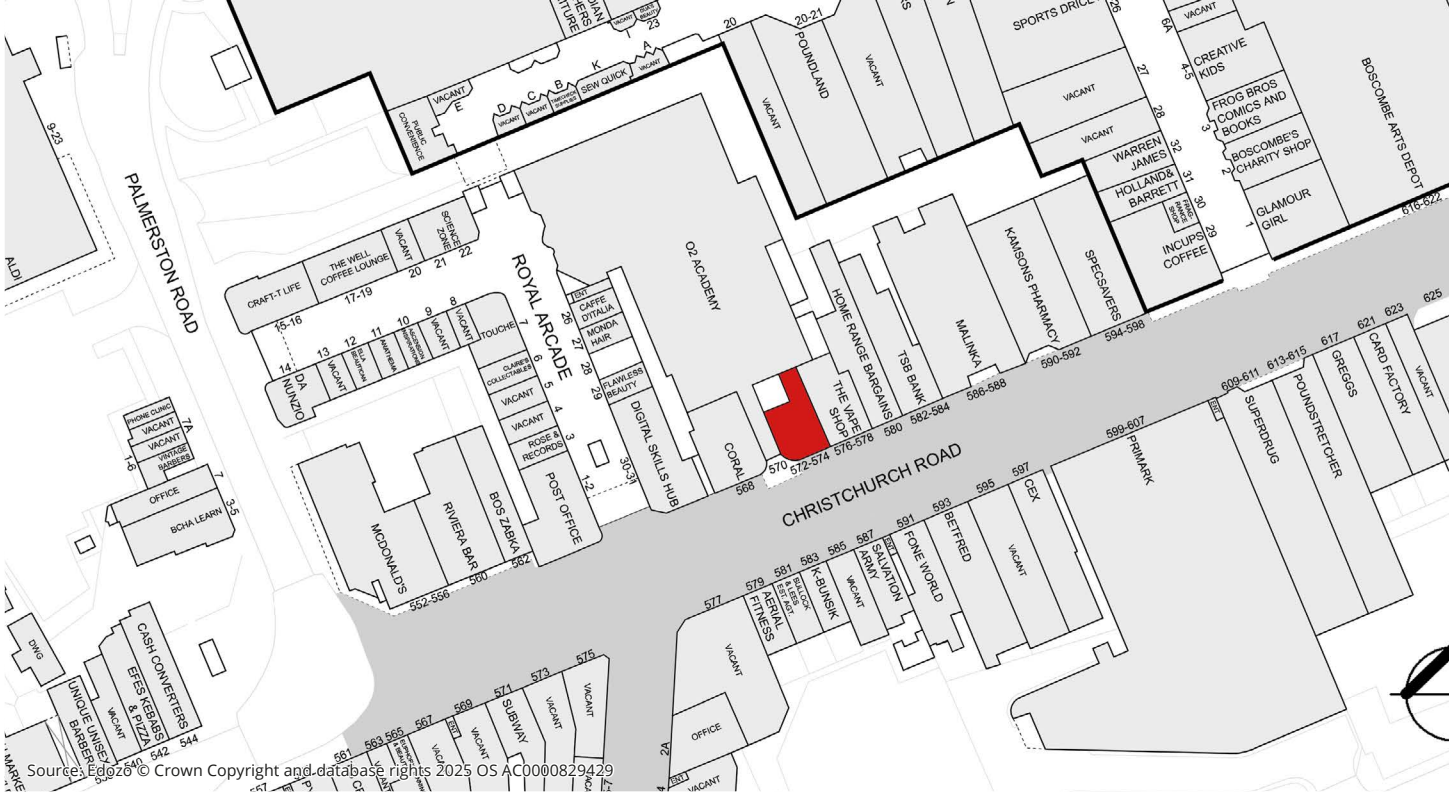


Description

- Mid-terraced retail premises.
- Ground floor sales area with internal access to a basement.
- The basement is arranged as a number of rooms, suitable for storage.
- 2 x WCs and a kitchenette are located within the basement.

Accommodation

	sq m	sq ft
Ground Floor	49.64	534
Basement	35.52	382
2 x WC with wash hand basin	-	-
Kitchenette	-	-



REF:
s348711

572-574 CHRISTCHURCH ROAD
BOSCOMBE, BOURNEMOUTH, BH1 4BH

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 **£12,000 per annum** exclusive of all other outgoings.

Rateable Value

£15,250 (1st April 2026)

Rate payable at 38.8p in the pound (Year commencing 1st April 2026)

EPC Rating

D - 87

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.



Edd Watts 07968 299408
edd.watts@goadsby.com

Grant Cormack 07776 217453
grant.cormack@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.

goadsby.com



Commercial Property. **Expertly Delivered.**

- Building Consultancy
- Property Management
- Business Space
- Hotels & Leisure
- Business Transfer
- Retail
- Investments
- Planning
- Special Projects
- Survey & Valuation

BUSINESS SPACE
tel. 01202 550055

PROPERTY MANAGEMENT
tel. 01202 550011

RETAIL
tel. 01202 550066

SURVEY & VALUATION
tel. 01202 550088

HOTELS & LEISURE
tel. 01202 550077

PLANNING
tel. 01202 550033

BUSINESS TRANSFER
tel. 01202 550099

HAMPSHIRE
tel. 01962 869667

goadsby.com