

TO LET

**TOWN CENTRE RETAIL
PREMISES**

1,132 SQ FT // 105.24 SQ M



RETAIL

goadsby

12 ALBERT ROAD
BOURNEMOUTH, DORSET, BH1 1BZ

SUMMARY >

- WELL PRESENTED GROUND FLOOR SALES AREA LOCATED WITHIN AN ESTABLISHED PARADE
- MULTIPLE RETAILERS IN THE VICINITY
- SUITABLE FOR A VARIETY OF USES WITHIN CLASS E

QUOTING RENT: £10,500 PER ANNUM EXCL.



REF:
s1300

12 ALBERT ROAD
BOURNEMOUTH, DORSET BH1 1BZ

Location

The premises occupies an established trading position on Albert Road, approximately 50 metres from Old Christchurch Road in the heart of Bournemouth core shopping district. Major retailers trading in the vicinity include **CAFFÈ NERO**, **TAKA TAKA**, **GREGGS**, **CLAIRE'S**, **FATFACE**, **CREAMS GELATO** and **SUPERDRY**.

FATFACE
UNITED KINGDOM

claire's

CAFFÈ NERO

GREGGS



TakaTaka
GO GREEK



Accommodation

	sq m	sq ft
Net sales area	43.82	472
Store room	3.10	33
Basement	58.32	628

Total area approx.

105 1,133

Internal width (max)	3.93m	12'8"
Shop depth (max)	11.51m	37'7"

WC with wash hand basin



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Description

This retail premises forms part of an established parade within Albert Road. The ground floor is well presented and comprises of a main sales area with a WC and wash hand basin located to the rear. Also located to the rear is a staircase which leads to the basement which is suitable for ancillary use.

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 **£10,500 per annum**, exclusive.

EPC Rating

D - 91

VAT

VAT is applicable on the rent.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Rateable Value

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: **£12,000 (01/04/26)**

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

Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on www.voa.gov.uk.

Viewing

Strictly by prior appointment through the joint sole 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.

[goadsby.com](https://www.goadsby.com)