



RETAIL

TO LET

Prime Town Centre
Retail Opportunity

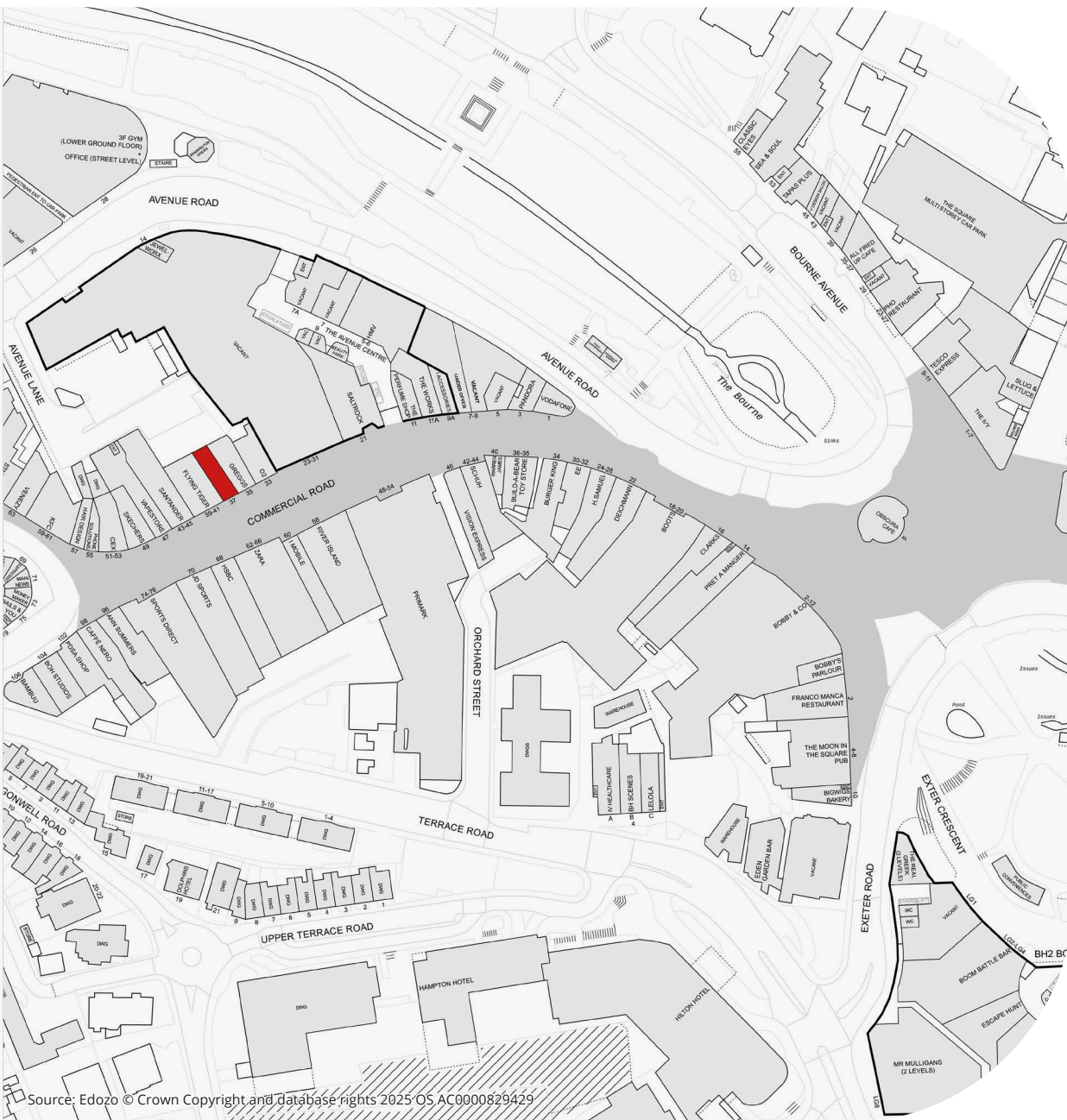
1,328 SQ FT // 123.53 SQ M

Summary

- The premises occupies a prime trading position, fronting Commercial Road.
- Bournemouth town centre trading position.
- Arranged over three floors.
- To be provided in a 'white box' condition.
- Located opposite Primark, River Island, Zara, JD Sports, Sports Direct and adjacent to Flying Tiger and Greggs
- A variety of uses to be considered within Use Class E.

Quoting Rent: £55,000 pax





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Location

- The premises occupies a prime trading position, fronting Commercial Road.
- Located immediately adjacent to Greggs and Flying Tiger.
- Additional retailers on Commercial Road include **Zara**, **JD Sports**, **Primark**, **River Island** and **Sports Direct**.

Nearby Occupiers

ZARA

PRIMARK®



GREGGS

River Island

SPORTS
DIRECT.com

Description

- Mid-terraced retail premises.
- Arranged over three floors.
- Ground floor sales area with storage and office facilities located to the rear.
- Further storage and staff facilities are available within the first and second floors.
- A variety of uses to be considered with Use Class E.
- Parking and loading facilities available to the rear, accessed via Avenue Road.

Accommodation

	sq m	sq ft
Ground Floor	62.03	667
First Floor	32	344
Second Floor	29.5	317
W/C With Wash Hand Basin	-	-
Kitchenette	-	-

Total net internal area approx. 123.53 1,328



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 **£55,000 per annum**, exclusive of all other outgoings.

Rateable Value

£30,000 (1st April 2026)

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

EPC Rating

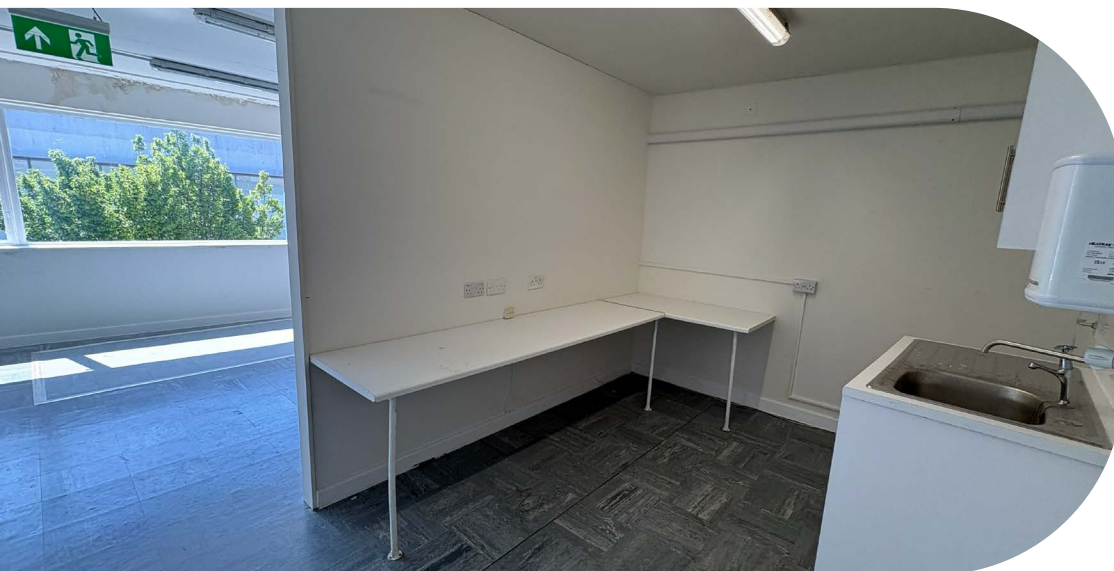
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Legal Costs

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.



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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](#).

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.



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Offices in Dorset and Hampshire.

goadsby.com