

TO LET

**TOWN CENTRE RETAIL
PREMISES WITH BASEMENT**

**369 SQ FT (34.29 SQ M)
PLUS 270 SQ FT BASEMENT**

Union WU

transfer



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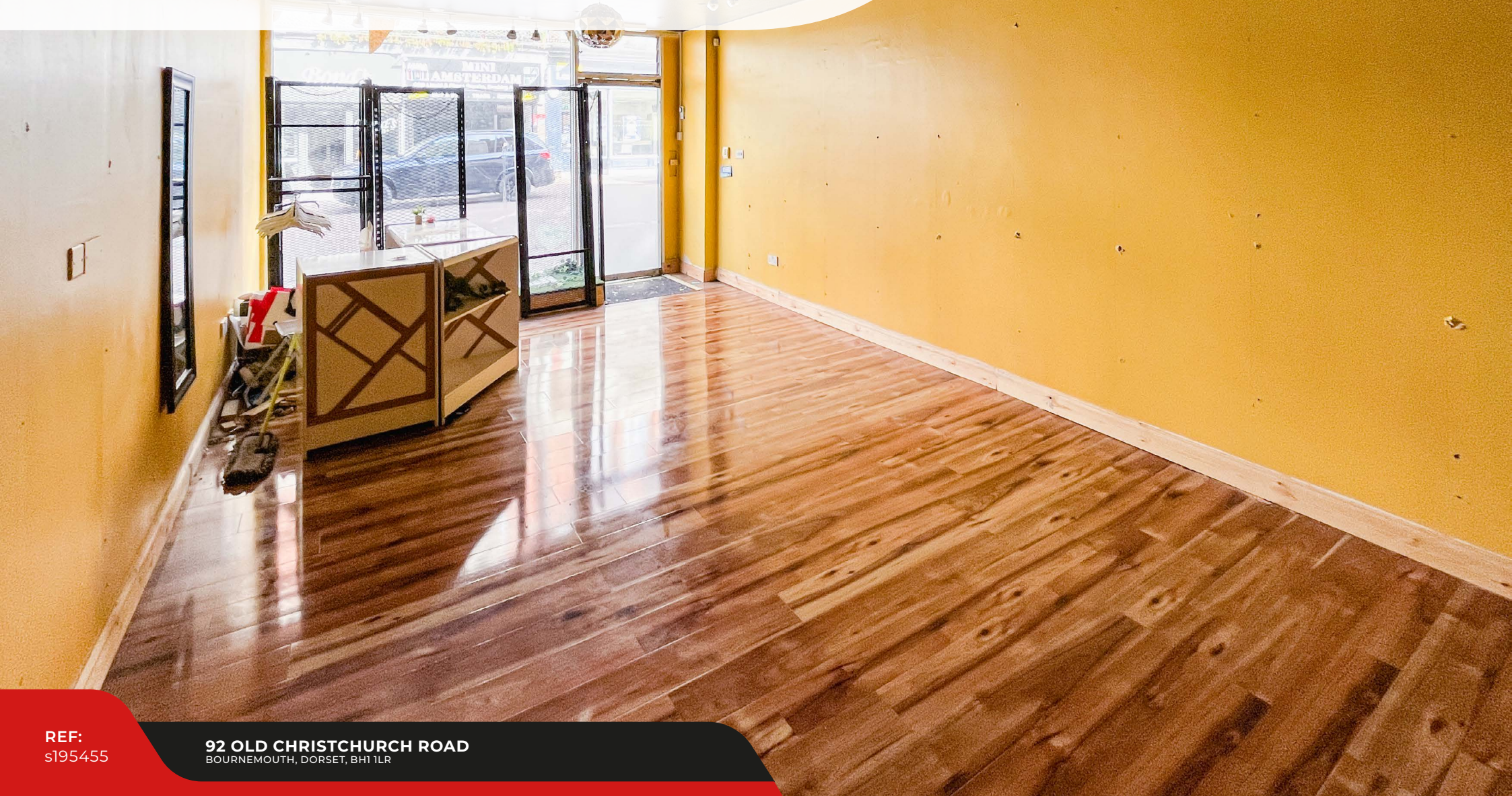
goadsby

92 OLD CHRISTCHURCH ROAD
BOURNEMOUTH, DORSET, BH1 1LR

SUMMARY >

- PEDESTRIANISED LOCATION
- APPROXIMATELY 50 METRES FROM 930 SPACE MULTI STOREY CAR PARK
- GROUND FLOOR AND BASEMENT

QUOTING RENT: £13,500 PER ANNUM EXCL.



REF:
s195455

92 OLD CHRISTCHURCH ROAD
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Location

The premises occupy a pedestrianised trading position within Old Christchurch Road in the heart of Bournemouth's core shopping district.

Major multiple retailers trading in the vicinity include **TONI & GUY**, **FATFACE**, **CAFFE NERO**, **SUPERDRY**, **GREGGS**, **CLAIRES ACCESSORIES** and **TX MAXX**.

The premises are also situated in close proximity to a number of major high street clearing banks and approximately 50 metres from a 930 space multi storey car park.

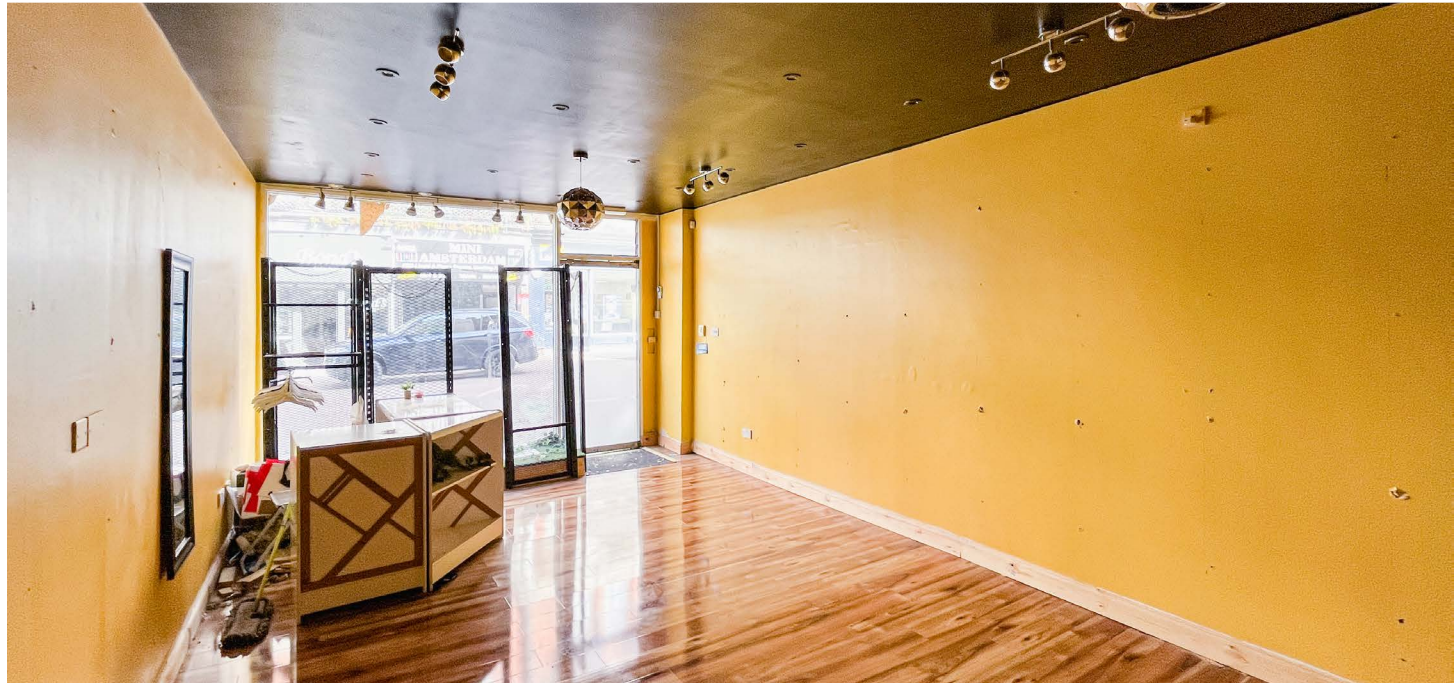


Description

This town centre retail premises benefits from a main sales area with internal access to a good sized basement, suitable for office or storage facilities. A WC and shower are located in the basement.

Accommodation

	sq m	sq ft
Net sales area	34.29	369
Basement	24	270
WC with wash hand basin	-	-
Internal width	3.94m	12'9"
Shop depth	9.18m	30'1"



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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 **£13,500 per annum**, exclusive of all other outgoings.

Rateable Value

Rateable Value: **£14,000 (from 1.4.26)**

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.

EPC Rating

C - 74

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 sole agents Goadsby, through whom all negotiations must be conducted.



Grant Cormack
grant.cormack@goadsby.com
07776 217453

Edd Watts
edd.watts@goadsby.com
07968 299408



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)