FOR SALE

FORMER SOCIAL CLUB OCCUPYING PROMINENT CORNER SITE FRONTING COMMERCIAL SHOPPING THOROUGHFARE SUITING VARIOUS USES OR RESIDENTIAL DEVELOPMENT S.T.P.P.



COMMERCIAL

goadsby

WINTON LIBERAL CLUB

521 WIMBORNE ROAD, WINTON, BOURNEMOUTH, DORSET BH9 2AW

Location

Fronting Winton shopping thoroughfare. Wallisdown University Campus approx. 1 mile. Travel Interchange (and mainline railway station) within 2 miles. Bournemouth Town Centre approx. 2 miles. Royal Bournemouth Hospital approx. 3 miles. Bournemouth (Hurn) Airport approx. 5 miles.

Features

Prominent corner site. Commercial position. Flexible accommodation. Service lift. Enclosed car park for 11 vehicles. Potential for various uses or residential redevelopment s.t.p.p.

Multiple occupiers represented in Winton include Nationwide, Waitrose, Sainsbury's Local, Lidl, Greggs, G&T's, KFC, Card Factory and Specsavers.

Accommodation - Net Internal Area approx. 800 sq m (8,600 sq ft)

Ground Floor	
Entrance Lobby	6.3m max x 2.1m
Main Club Room	26.5m into bay x 10.85m max
Bar Area	10.7m x 2.5m
Office	3.0m x 2.55m
Kitchen	3.25m x 1.75m
Ladies Cloakrooms	4.6m x 3.0m
Gents Cloakrooms	3.9m x 2.7m
Cold Store	3.75m x 2.3m
Storage Room 1	5.1m x 3.1m
Storage Room 2	4.5m x 2.9m
Boiler Room	2.95m x 1.8m
Understairs Storage	5.1m x 1.35m

First Floor	
Billiards Room	10.25m x 8.2m
First Floor Bar	8.0m x 6.2m
Committee Room	4.95m x 3.95m
Office	3.95m x 2.95m
Function Room	10.3m into bay x 12.15m max
Ladies Cloakrooms	5.0m x 2.1m
Gents Cloakrooms	2.8m x 2.0m
Storage Room 3	7.9m x 6.1m max
Storage Room 4	7.15m x 2.75m max
Storage Room 5	5.75m x 2.6m max

Outside
Total Site approx. 0.1 hectares (0.244 acres) providing on site car parking for 11 vehicles.

N.B. All measurements are approximate and have been scaled off architect prepared floor plans.

Licences/Permissions

As a private members club it is understood the current consent is classified Sui Generis. It is however felt that various alternative uses will be permissible. A Premises Licence (082850) is currently held, the details of which can be provided to interested parties.

Rateable Value

£23,750 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Information taken from the Valuation Office Agency website.

Tenure

FREEHOLD.

PRICE

OFFERS INVITED ON £850,000

EPC



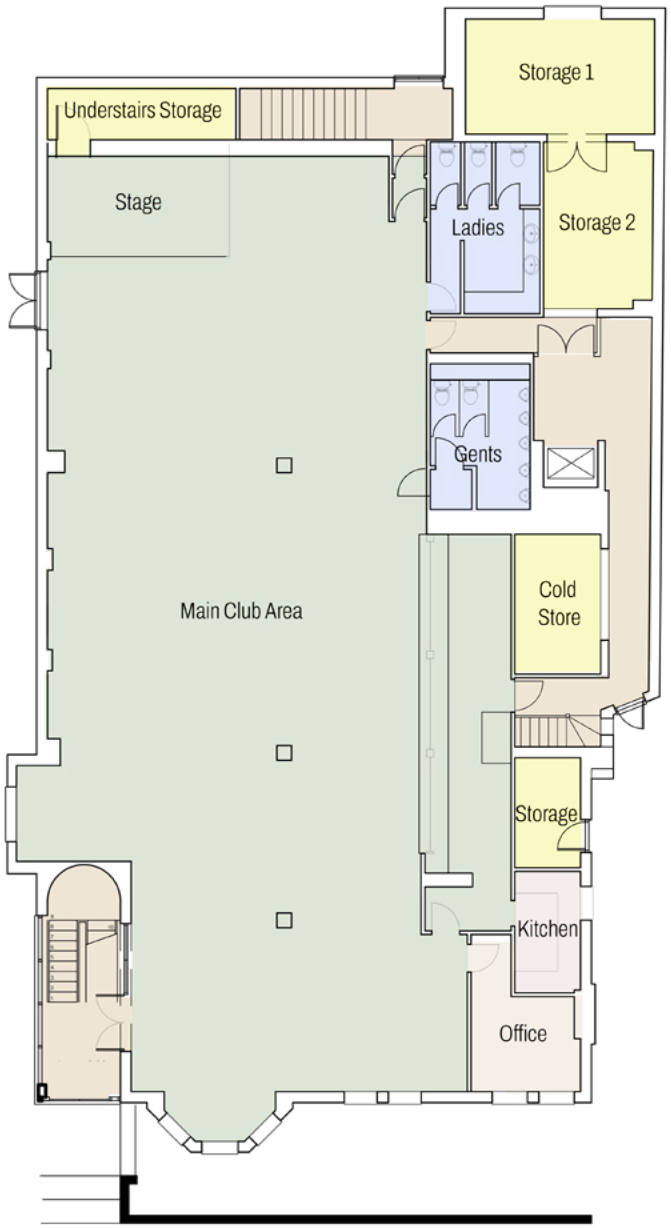
Viewing

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

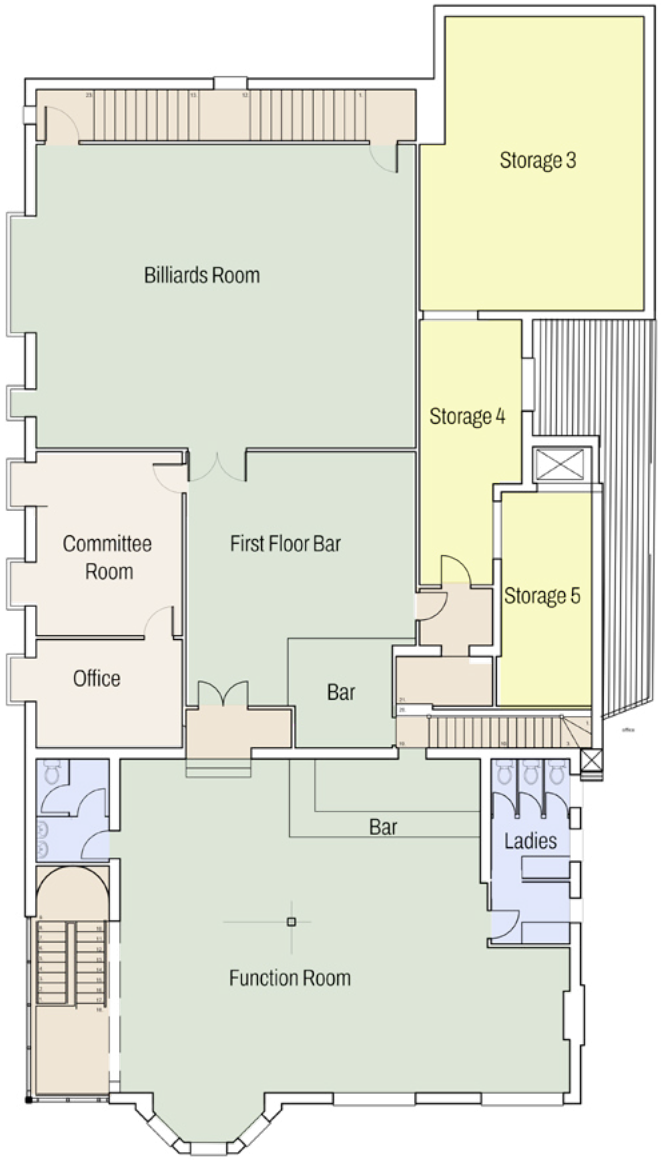
goadsby
goadsby.com
01202 550077

Ian Palmer
Divisional Director
ian.palmer@goadsby.com
01202 550175

Lynsey Caunter
Land Manager
lynsey.caunter@goadsby.com
01202 550114



Ground Floor

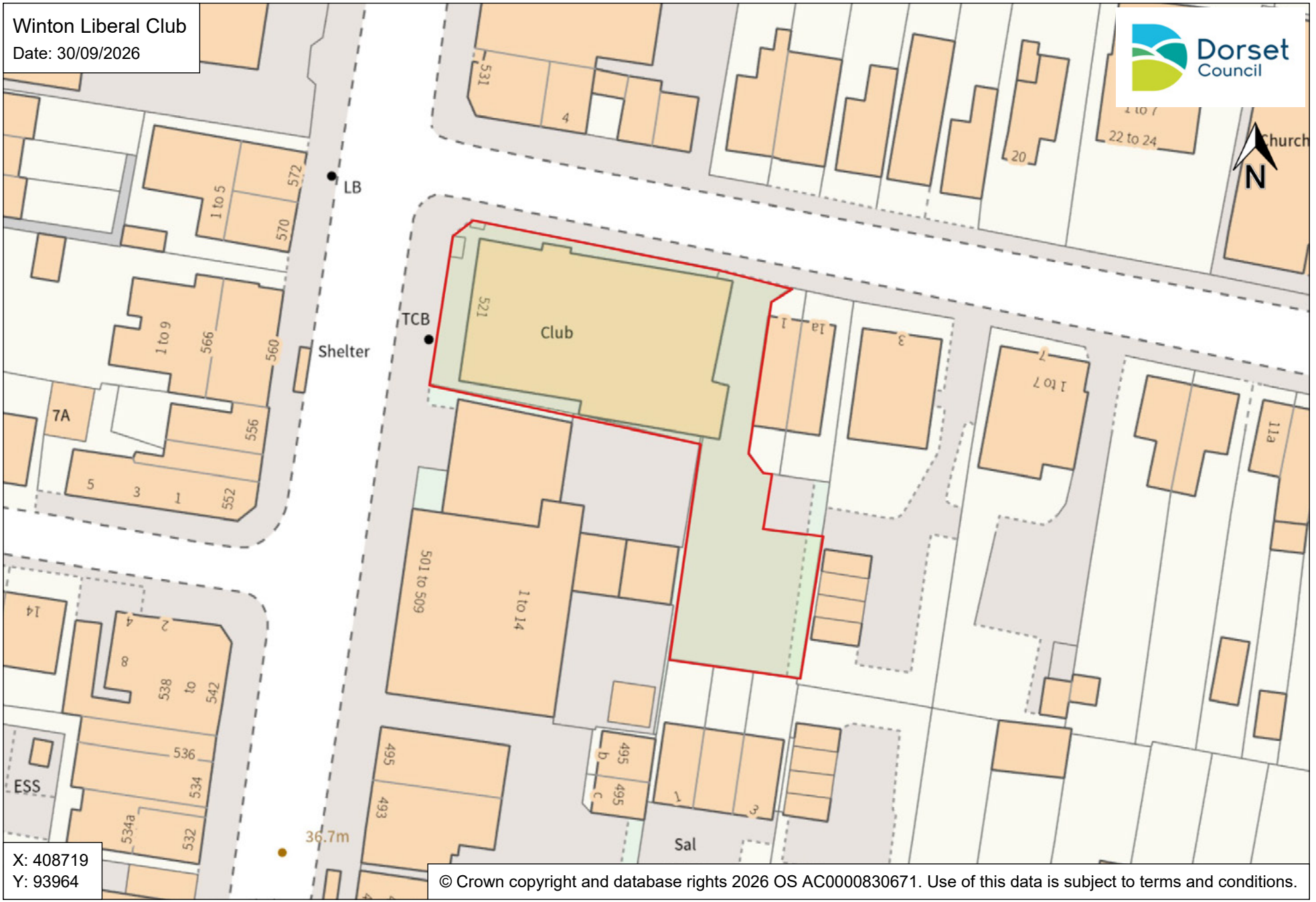


First Floor

H405290

WINTON LIBERAL CLUB
521 WIMBORNE ROAD, WINTON, BOURNEMOUTH, DORSET BH9 2AW

AGENTS NOTE: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of an offer or contract. At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment. All distances and measurements are approximate and should not be relied upon. Plans are for illustrative purposes only. Goadsby do not take responsibility for such items that be subject to hire, lease, or hire purchase agreements and recommend that purchasers satisfy themselves in this regard. Photographs are reproduced for identification purposes only and it cannot be inferred that any item shown is included within the purchase. Viewing is strictly by appointment through Goadsby.



© Crown copyright and database rights 2026 OS AC0000830671. Use of this data is subject to terms and conditions.









goadsby

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 550011

PLANNING
tel. 01202 550033

BUSINESS TRANSFER
tel. 01202 550099

HAMPSHIRE
tel. 01962 869667

Offices in Dorset and Hampshire.

goadsby.com

