


# UNIT 4, GROUND FLOOR, BOURNEMOUTH HOUSE, BOURNEMOUTH, BH1 3LJ

## OFFICE / RETAIL TO LET

**1,186 SQ FT** (110.18 SQ M)

Vail Williams

# Summary

## SELF-CONTAINED OFFICE/RETAIL UNIT WITH MAIN ROAD PROMINENCE

| | |
|---|---|
| **Available Size** | 1,186 sq ft |
| **Rent** | £23,988 per annum |
| **Rateable Value** | £16,000<br>100% Small Business Rates Relief available from April 2027* |
| **Service Charge** | N/A |
| **EPC Rating** | B (46) |

- Self-contained office/retail unit with main road prominence
- Located next to popular Le Petit Prince
- Fit-out options available*
- 100% Small Business Rates Relief available from April 2027*
- 1 allocated car parking space



# Location

Unit 4, Ground Floor,
Bournemouth House,
Bournemouth, BH1 3LJ

Bournemouth House occupies a prominent position on the corner of Christchurch Road and Gervis Road, within the established Lansdowne district of Bournemouth. The property benefits from a central location, surrounded by a range of local businesses, cafés and restaurants.

Bournemouth town centre is approximately 1.5km away, with the railway and coach stations approximately 750 metres away, providing excellent transport links. The A338 Wessex Way is also readily accessible, approximately 700 metres away, while the seafront and cliff top are within 550 metres. Nearby occupiers include Le Petit Prince, Tesco Express, Starbucks, Asda, Subway and Premier Inn.

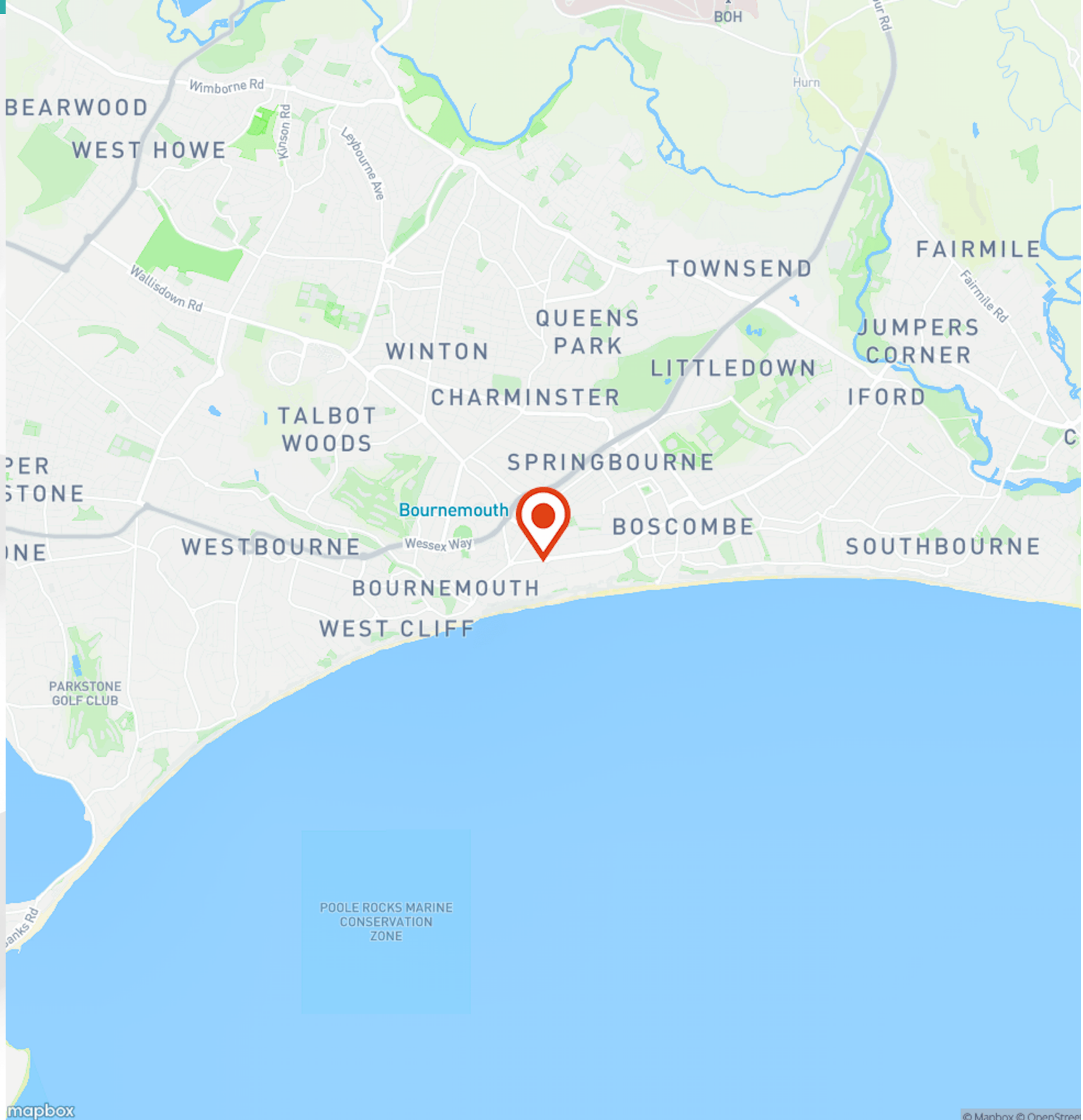



Photo shows Unit 1

# Further Details

## Description

Bournemouth House has undergone an extensive refurbishment to provide high quality residential accommodation on the upper floors and 5 self-contained ground floor office/retail units. Unit 4 comprises a self-contained unit on the ground floor with a glazed entrance and kitchenette and W.C facilities. The landlord can provide various fit-out options* (subject to terms). There is 1 allocated car parking space.

Office occupiers can benefit from the onsite gym facilities which are located within the adjoining residential complex.

## Terms

Available by way of a new effective full repairing and insuring lease for a negotiable term incorporating periodic rent reviews.

## Rent

£23,988 per annum exclusive of VAT, business rates, service charge, insurance premium, utilities and all other outgoings payable quarterly in advance.

## Rateable Value

£16,000 (from 1.04.26). *100% Small Business Rates Relief will be available on retail properties with a rateable value of £18,000 or less from April 2027.

## Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| Ground | 1,186 | 110.18 | Available |
| **Total** | **1,186** | **110.18** | |

## Service Charge

A service charge will be payable in respect of the upkeep, management and maintenance of the external parts of the building. Interested parties are urged to make further enquiries.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete 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.



# Enquiries & Viewings




**Bryony Thompson**
bthompson@vailwilliams.com
07741 145 629
01202 558 262





**Finn Rawlings**
frawlings@vailwilliams.com
07545 803419
01202 558262


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