

To let

⇓ Prime Bournemouth
town centre retail/
leisure opportunity

⇓ 2,388 sq ft // 221.93 sq m

Unit 2

9-13

Old Christchurch Road
Bournemouth, Dorset, BH1 1DY



Summary



- Prime position located 50m from Bournemouth Square
 - Arranged over ground floor and lower ground floor
 - A variety of uses to be considered
 - Located in the vicinity of Natwest, Lush, Tortilla and The Ivy (opening soon)
 - Fronting Bournemouth town centre's primary bus station
 - Unit 1 - Under Offer
 - Quoting Rent: £80,000 per annum exclusive
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Location



Bournemouth is Dorset's principal commercial centre and is one of the UK's **premier seaside resorts**. It has a residential population in excess of **160,000 persons** and a primary catchment of **375,000 persons** within a 6 mile radius.

The town is a thriving destination with an estimated **1.5 million staying visitors** and **3.8 million daily visitors** every year. Bournemouth also benefits from a substantial and growing student population with in excess of **25,000 students** attending its university. The town has enjoyed substantial inward investment over recent years to include the BH2 Leisure Scheme which features a 10 screen 200 seat Odeon Cinema and 17 restaurants/bars.

The subject premises occupies a prime position on Old Christchurch Road, approximately 50 metres from Bournemouth Square, opposite Bournemouth's primary bus station and in close proximity to numerous multiple retailers including **TORTILLA, NATWEST, BETFRED, STARBUCKS, SLUG & LETTUCE, NATIONWIDE, MCDONALDS** and **THE IVY** who are due to open later this year.

A new mixed use development, consisting of 129 student units is located within 100 yards of the building, within the former House of Fraser, now Brights House.

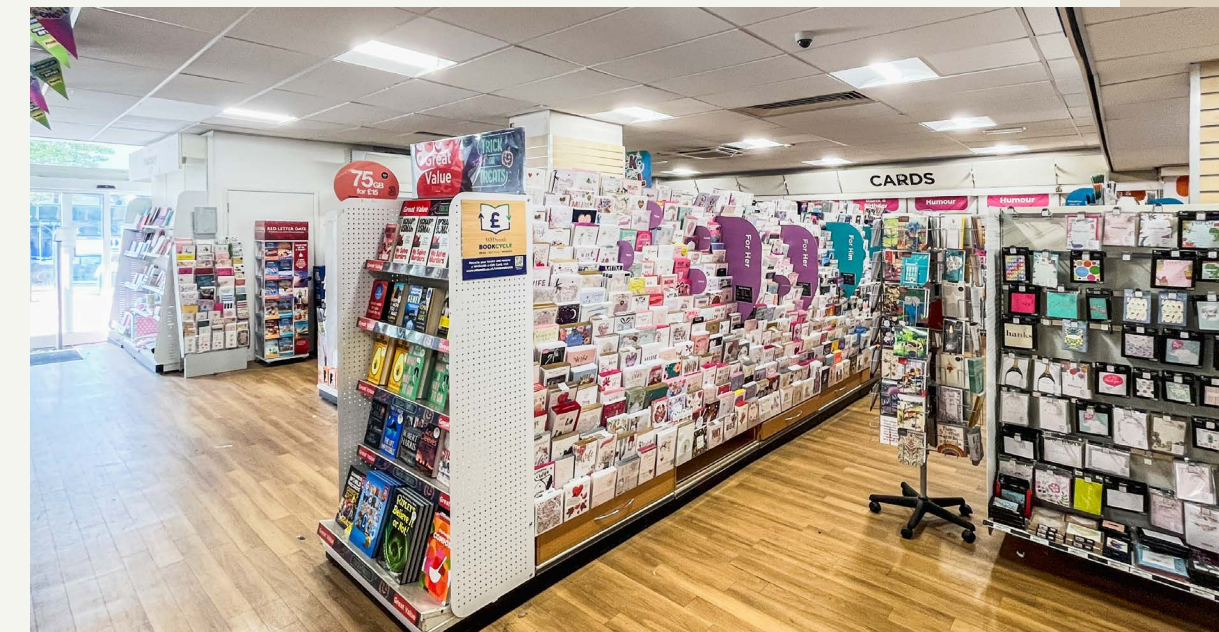


Description

≡ This opportunity is arranged over ground floor and lower ground floor.

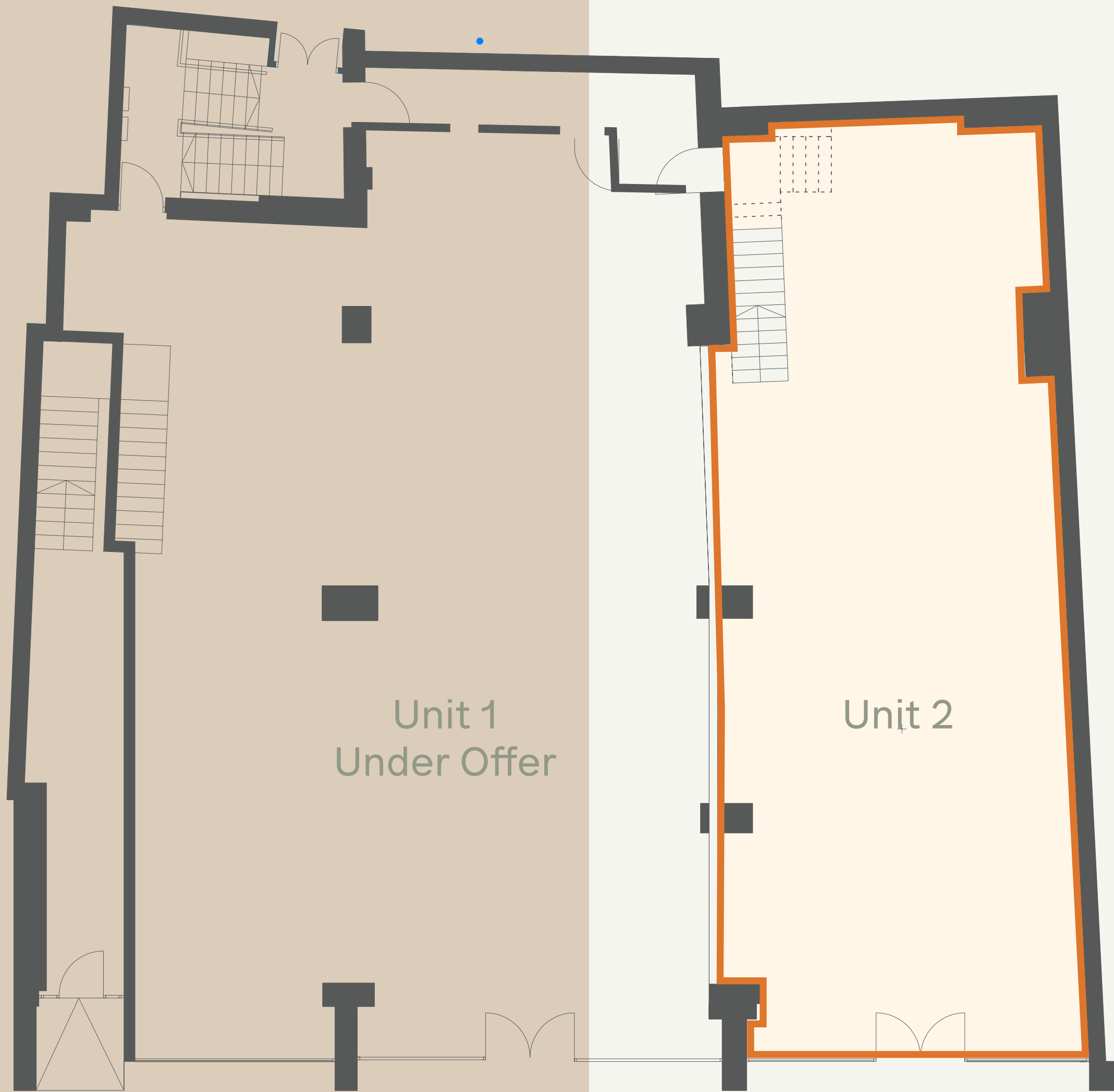
The ground floor is to be accessed via a new entrance from Old Christchurch Road and will provide a good sized sales area with a new internal staircase providing access to the lower ground floor which can be utilised for further sales or storage.

The installation of a new shop front and internal staircase to the basement is subject to planning permission/building regulations.



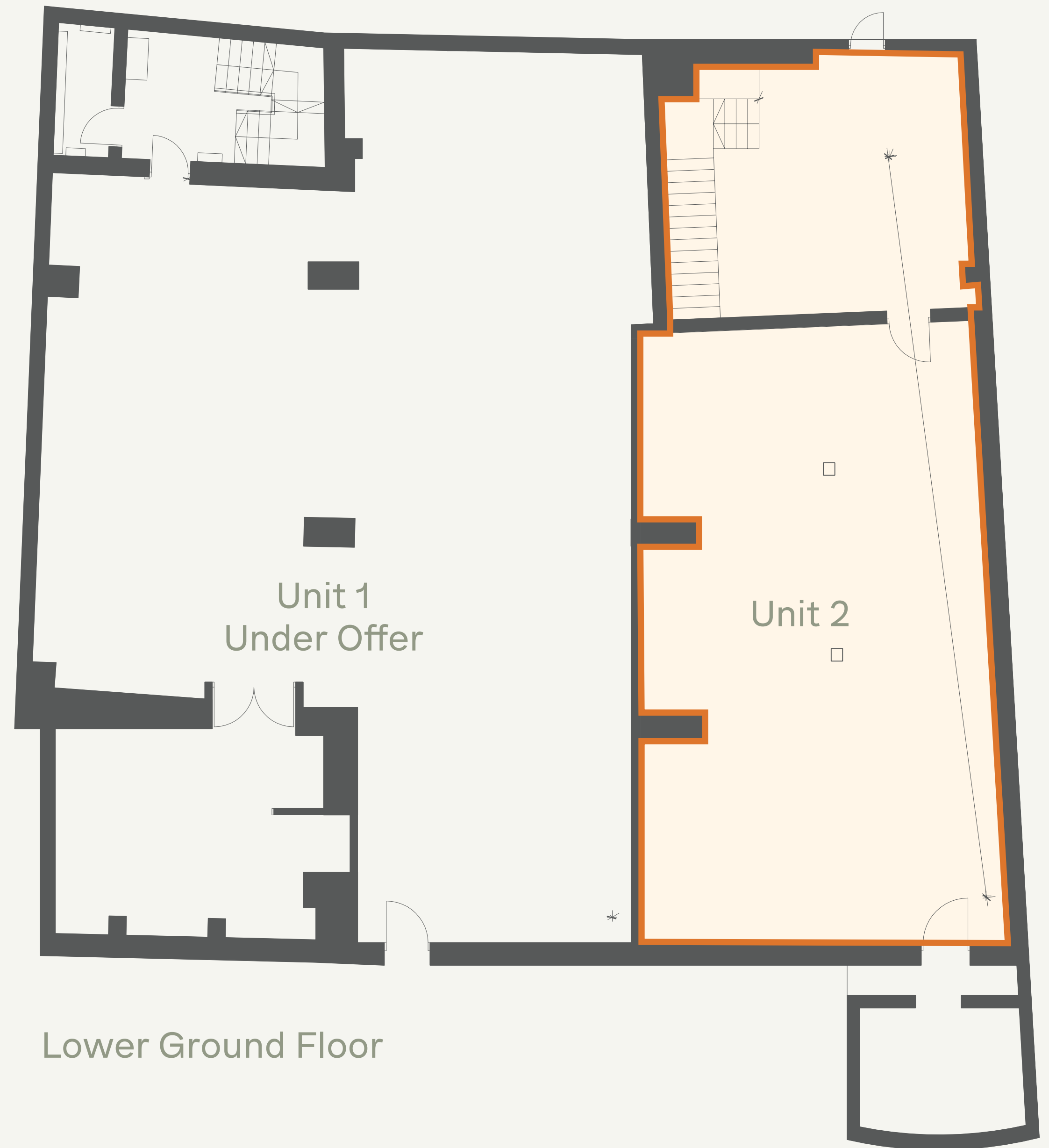
Accommodation

≡	Ground floor	1,097 sq ft	101.95 sq m
	Lower ground floor	1,291 sq ft	119.98 sq m
	Total	2,388 sq ft	221.93 sq m



Ground Floor

Not to scale. Illustration only.



Lower Ground Floor

Viewings

- Strictly by prior appointment through the joint agents, **Goadsby** and **Forge**, through whom all negotiations must be conducted.



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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 **£80,000 per annum**, exclusive of all other outgoings.

Rateable value

- To be reassessed.

EPC rating

- TBC

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.

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 tenant once a 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 tenant 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.



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