

TO LET

FOUR **NEW**
RETAIL UNITS
LOCATED
IN A **PRIME**
POSITION ON
COMMERCIAL
ROAD



UNITS 1-4, 5-9 COMMERCIAL ROAD
BOURNEMOUTH, DORSET, BH2 5RH

SUMMARY

- 4 **new retail units** located in a **prime position** on Commercial Road
- Located amongst multiple retailers including **Primark, Zara, JD Sports, River Island, Pret-a-Manger** and **Sports Direct**
- The new units will benefit from use **Class E** planning consent
- New shop front and full height window glazing to the rear
- A variety of size options are available



Neighbouring unit

QUOTING RENTS

UNIT 1	£125,000 PER ANNUM EXCL.
UNIT 2	£85,000 PER ANNUM EXCL.
UNIT 3	£75,000 PER ANNUM EXCL.
UNIT 4	£32,500 PER ANNUM EXCL.

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 ratio (Focus). The town is a **thriving destination** with an estimated **1.5 million** staying visitors and **3.8 million** day visitors every year. Bournemouth also benefits from a **substantial** and growing **student population** with in excess of **25,000 students** attending its Universities. The town has enjoyed substantial inward investment over the 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 trading position on Commercial Road, approximately 100 metres from Bournemouth Square and in close proximity to numerous multiple retailers including **PRIMARK, ZARA, RIVER ISLAND, JD SPORTS, SCHUH, GREGGS, PRET-A-MANGER, CAFFÈ NERO, ANN SUMMERS** and **HSBC**.



CAFFÈ NERO

ZARA

RIVER ISLAND

Ann Summers

GREGGS

HSBC

JD

NEARBY OCCUPIERS

★ **PRET A MANGER** ★

PRIMARK

hmv

DESCRIPTION

The subject premises will be split to provide 4 new retail units.

Units 1 and 2 will benefit from new shop fronts and full height glazing to the rear of the properties and are arranged over ground floor and basement.

Unit 3 is a self-contained retail unit located on the ground floor fronting Commercial Road.

Unit 4 is a self-contained commercial unit located on the lower ground floor which fronts Avenue Road. This is a mainly open plan space which would suit a variety of alternative uses subject to any necessary planning consents.



ACCOMMODATION

Unit 1	sq m	sq ft
Ground floor	276	2,970
Basement	189	2,034

Total	465	5,004
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Unit 2	sq m	sq ft
Ground floor	158	1,701
Basement	133	1,431

Total	291	3,132
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Unit 3	sq m	sq ft
Ground floor	92	990

Unit 4	sq m	sq ft
Lower ground floor	277	2,982



TERMS

The units will be available on new full repairing and insuring leases, term and rent review pattern by negotiation, at the following commencing rentals:

Unit 1	£125,000 per annum exclusive
Unit 2	£85,000 per annum exclusive
Unit 3	£75,000 per annum exclusive
Unit 4	£32,500 per annum exclusive



FURTHER INFORMATION

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.

Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

Timing

The units are scheduled to be available for occupation in **Q1/Q2 2025**.

EPC Ratings

To be provided upon completion of the separation works.

Rateable Values

To be provided upon completion of the separation works.

Viewings



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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](#).

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.