

**TO LET/FOR SALE**  
**EXTREMELY WELL PRESENTED**  
**TOWN CENTRE RETAIL PREMISES**



RETAIL

goadsby

**26-28 BRIDGE STREET**  
CHRISTCHURCH, DORSET BH23 1EB

## SUMMARY >

- CURRENTLY TRADING AS A HAIRDRESSING SALON
- WOULD SUIT A SIMILAR OPERATOR WITH THE EXISTING FIXTURES & FITTINGS BEING AVAILABLE VIA SEPARATE NEGOTIATION
- A VARIETY OF USES ALSO CONSIDERED
- LIMITED WAIT ROADSIDE PARKING TO THE FRONT
- CHRISTCHURCH TOWN CENTRE LOCATION

QUOTING RENT: £19,800 PER ANNUM EXCL.

SALE PRICE: £150,000 (LONG LEASEHOLD INTEREST)



REF:  
s216444

**26-28 BRIDGE STREET**  
CHRISTCHURCH, DORSET BH23 1EB



## Location

The premises are located on Bridge Street, within Christchurch Town Centre, which is less than 250m from the main high street where multiple retailers are located such as **MOUNTAIN WAREHOUSE, COSTA COFFEE, CAFFÈ NERO, BOOTS, WH SMITH, M&S SIMPLY FOOD** and **O2** are located.

A number of multiple and independent food and beverage operators are also located in Christchurch Town Centre including **PIZZA EXPRESS, LOUNGERS, THE THOMAS TRIPP, SOHO, BOATHOUSE** and **LOCH & QUAY** amongst many others.

Bridge Street pay and display car park is within 200 yards away from the property.

## Description

This is a rare opportunity to purchase a long leasehold interest or rent a busy town centre hair salon, which has been in occupation for over 20 years.

This attractive premises is arranged over ground floor only and provides a double front shop front, with a good sized reception/sales area with a kitchen/staff room located to the rear. The property also benefits from a separate WC with wash hand basin, a private room currently used as an office and a large stock room.

The opportunity would suit an individual or company who is looking to open their own hair salon or expand their existing business. Alternatively, the premises will also suit a variety of other uses which will be considered.

### Fixtures & Fittings

Should a similar business be interested in the premises, the fixtures and fittings could be made available via separate negotiation.





## Accommodation

The accommodation with approximate areas and dimensions is arranged as follows:

Sales Area	75.18 sq m	809 sq ft
Store Room/Kitchenette	9.76 sq m	105 sq ft

WC with wash hand basin

## Tenure

### Leasehold

The premises are available to let by way a new full repairing and insuring sub-lease, term and rent review pattern by negotiation, at a commencing rental of **£19,800 per annum, exclusive**.

### Long Leasehold Interest

The long leasehold interest, granted for a term of 100 years from 10<sup>th</sup> October 2010, is available at a quoting price of **£150,000**.

A ground rent of £150 per annum is payable to the freeholder.

## Rateable Value

**£12,750**

Rates payable at 49.9p in the £ (year commencing 1<sup>st</sup> April 2024)

## Legal Costs

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

## VAT

VAT is not applicable.

## Viewing

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



### **Grant Cormack**

grant.cormack@goadsby.com  
01202 550135 // 07776 217453

### **Edd Watts**

edd.watts@goadsby.com  
01202 550165 // 07968 299408

### **Jake Walker**

jake.walker@goadsby.com  
01202 550128 // 07834 060918



## 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)