

TO LET

BRIGHTS HOUSE

OLD CHRISTCHURCH ROAD & GERVIS PLACE,
BOURNEMOUTH, DORSET



EXCITING FLAGSHIP RETAIL OPPORTUNITIES
IN THE HEART OF BOURNEMOUTH

602 SQ FT - 25,000 SQ FT

SAY **HELLO** TO BRIGHTS HOUSE

A **variety** of
retail/leisure
opportunities

Part of a **new**
Bournemouth
town centre
redevelopment

SIZES FROM:

602 sq ft - 25,000 sq ft

CLASS E

Planning consent



Make your **MARK** in Bournemouth
A VARIETY OF USES CONSIDERED



THRIVING

Tourist Industry



SUBSTANTIAL

Student Population



129 STUDENT UNITS

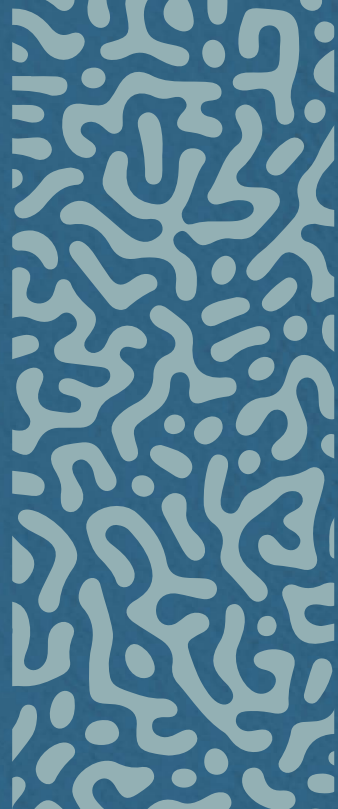
Planned Above



c. 182,000

Shopping Population

WELCOME TO BOURNEMOUTH



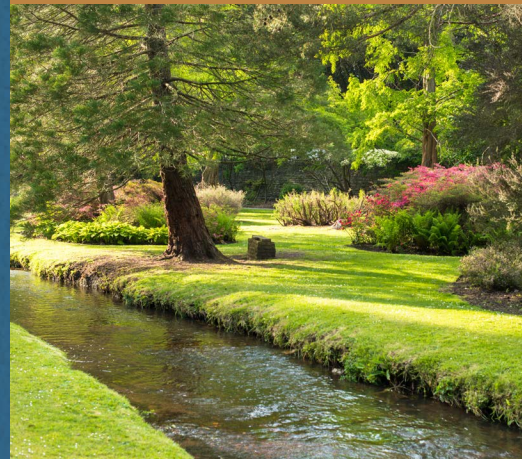
436,000

Primary Retail
Catchment



5.6M

Average
Annual Visitors



25,000

Higher Education
Students



LOCATION

Bournemouth benefits from superb road communications being situated at Junction 1 of the M27, which provides direct access to Southampton, the M3 and the rest of the UK's national motorway network.

In addition there are frequent rail services to London Waterloo with a fastest journey time of 1 hour and 45 minutes.

Bournemouth International Airport is located approximately 4 miles north of the town centre while Southampton International Airport is located approximately 33 miles to the north east.



DEMOGRAPHICS

Bournemouth has an extensive primary retail catchment of 436,000 persons and an estimated shopping population of 182,000. The town attracts spending from the surrounding area and ranks 19 in terms of the volume of total retail spend available within the Primary Retail Market Area (source: PROMIS). Bournemouth is projected to see above average population growth over the period 2019 to 2024. The town's catchment population is affluent with an over representation of the most affluent AB and C1 social groups.

Tourism is an important contributor to Bournemouth's economy, with approximately 5.6 million people visiting the town every year, spending an estimated £480 million. Bournemouth is a major conference venue and also plays an important role as a back office location for a number of international firms including Standard Life and JP Morgan Chase. The service sector accounts for approximately 80% of total employment in Bournemouth, of which financial and business services accounts for approximately 28%.

Bournemouth is also home to two universities, Bournemouth University and Arts University Bournemouth, and has a growing student population in excess of 20,000 persons.

A PRIME RETAIL LOCATION



RETAILING

Prime retailing in Bournemouth is focused on the pedestrianised thoroughfares of Commercial Road and Old Christchurch Road. Old Christchurch Road, which provides an aesthetically attractive retailing environment, is the traditional 100% prime retail pitch. Other retailers with representation on Old Christchurch Road include **Pandora**, **Lush**, **WH Smith**, **Ernest Jones**, **Holland & Barrett** and **McDonalds**.

The subject property is situated in a **prime retailing position** at the heart of the pedestrianised Old Christchurch Road, adjacent to Bournemouth Arcade. Bournemouth Arcade is home to the town's aspirational retailers including **L'Occitane**, **Space NK**, **White Stuff**, **Waterstones** and **Charles Fox Jewellers**, the town's authorised **Rolux** dealership.

Old Christchurch Road benefits from excellent footfall being situated close to the town's principal bus terminus and also, along its non-pedestrianised northern stretch, provides the town's focus for its thriving dining and leisure scene.

The subject property is a stones throw from Bournemouth internationally renowned pleasure gardens and a further five minutes walk the UK's best beach, as voted by TripAdvisor.

SITUATION

NEARBY RETAILERS

WHSmith
wetherspoon

TORTILLA

Superdry.

SUBWAY®

STARBUCKS®

★ PRET A MANGER ★

PANDORA

HSBC

BARCLAYS

HOLLAND & BARRETT

ODEON

NatWest

Nationwide

McDonald's

LUSH FRESH HANDMADE COSMETICS

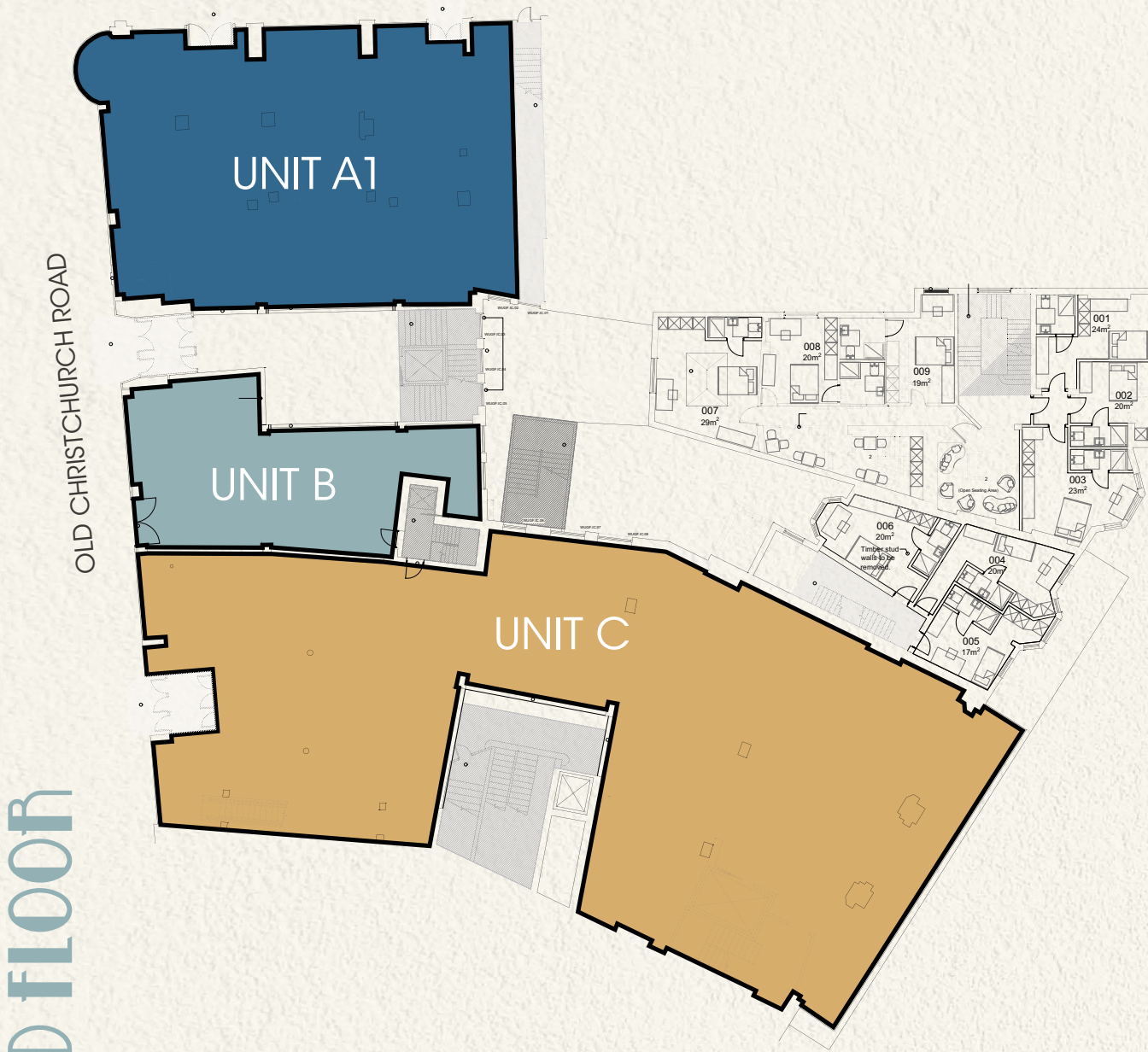
LLOYDS BANK

CÔTE BRASSERIE

COSY CLUB

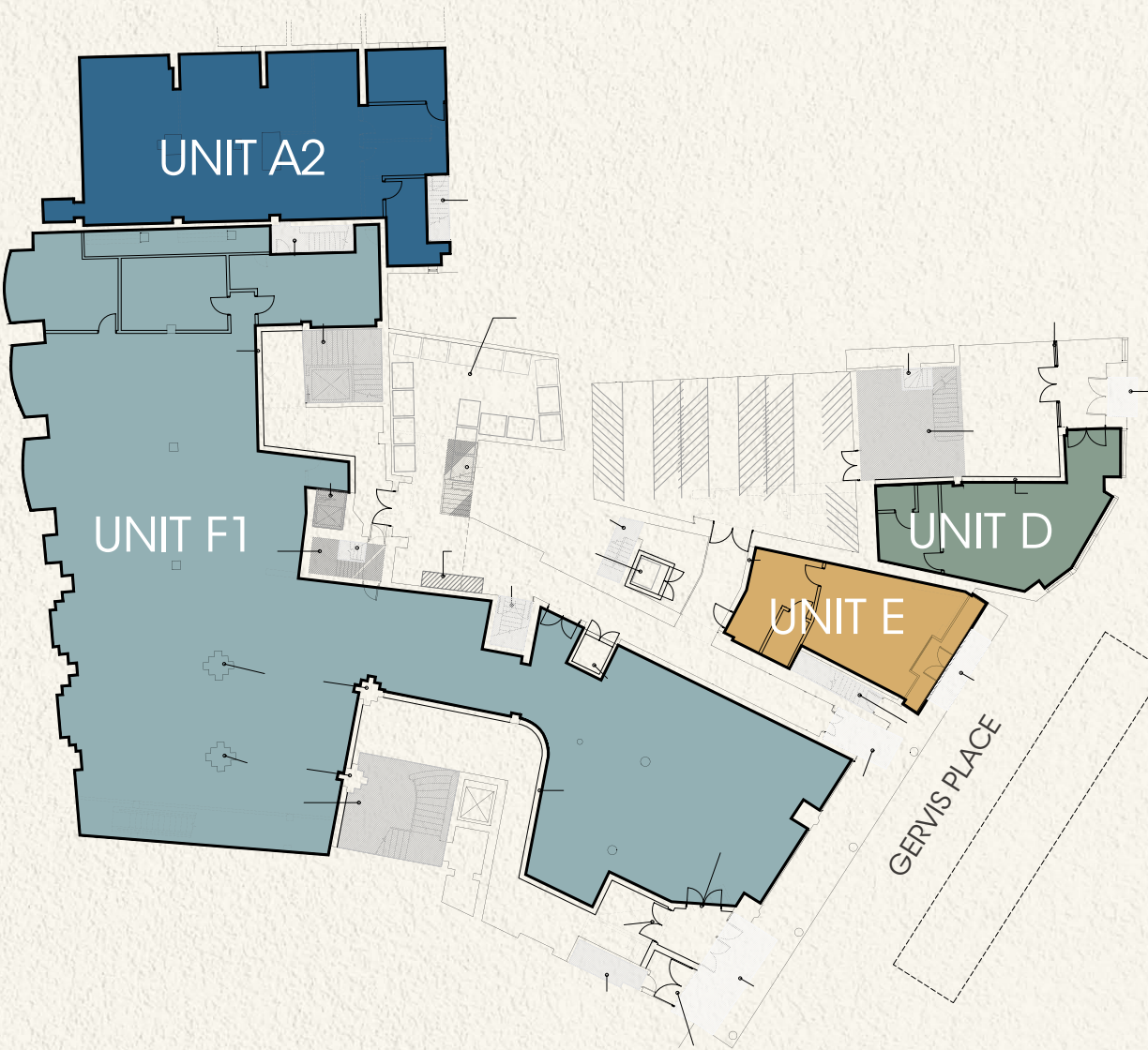
BETFRED

BRIGHTS HOUSE
ACCOMMODATION



GROUND FLOOR

UNIT C	UNIT B	UNIT A1
5,403 SQ FT (502 SQ M)	1,087 SQ FT (101 SQ M)	2,766 SQ FT (257 SQ M)

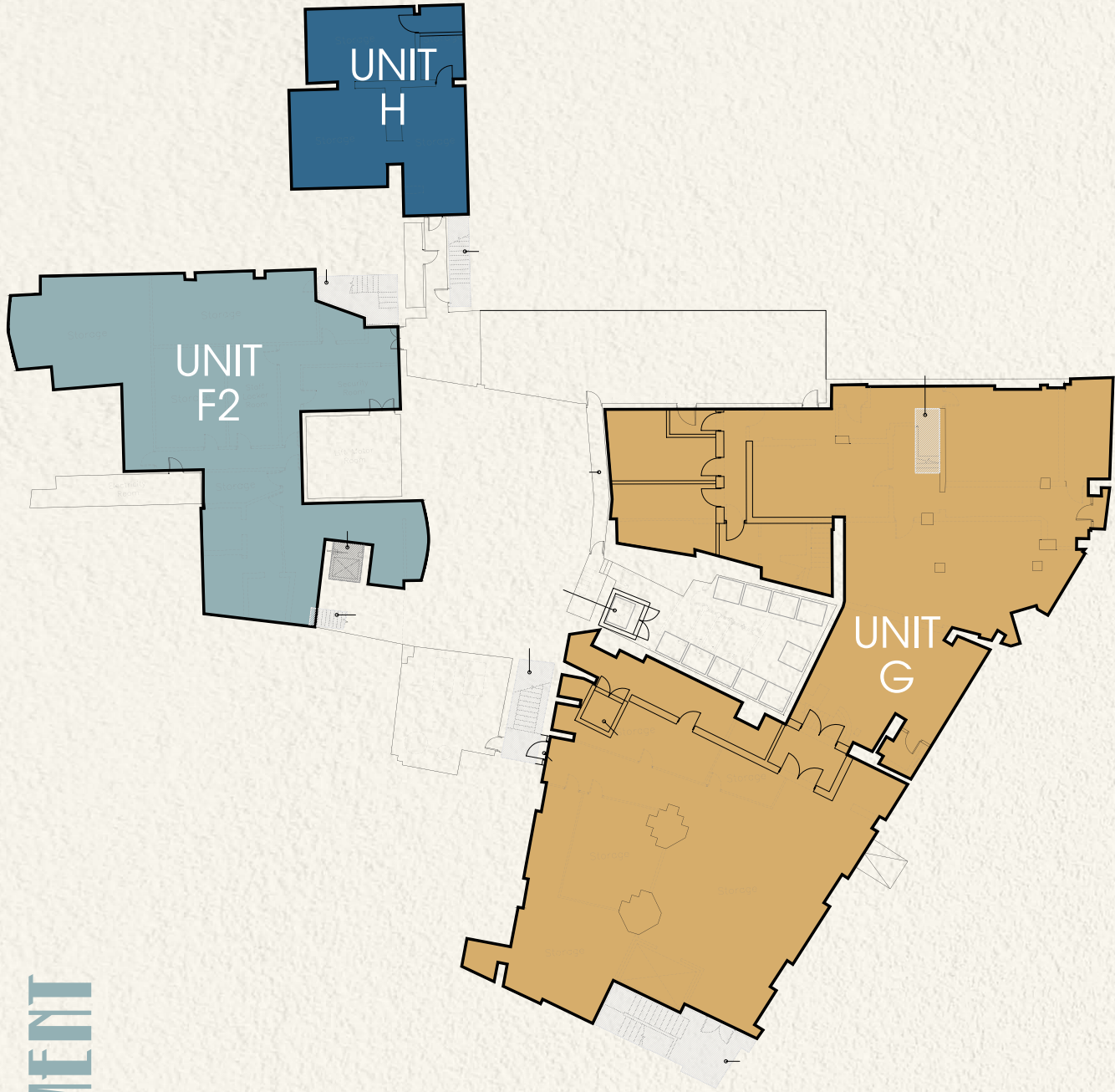


LOWER GROUND

UNIT F1	UNIT E	UNIT D	UNIT A2
6,533 SQ FT (607 SQ M)	606 SQ FT (56 SQ M)	602 SQ FT (56 SQ M)	1,625 SQ FT (151 SQ M)



BRIGHTS HOUSE
ACCOMMODATION



BASEMENT

UNIT H

775 SQ FT
(72 SQ M)

UNIT F2

1,959 SQ FT
(182 SQ M)

UNIT G

5,252 SQ FT
(488 SQ M)



PROPOSED NORTH ELEVATION - OLD CHRISTCHURCH ROAD



PROPOSED SOUTH ELEVATION - GERVIS ROAD



BRIGHTS HOUSE

OLD CHRISTCHURCH ROAD & GERVIS PLACE,
BOURNEMOUTH, DORSET

TERMS

The units are available by way of a new full repairing and insuring leases, term and rent review pattern by negotiation.

RENTS

Upon application.

HANDOVER CONDITION

The units will be provided in a shell condition ready for an incoming tenant's fit out.

RATEABLE VALUES

To be assessed following completion of the separation works.

TIMINGS

Q1 2025.

EPC RATINGS

The property is a Grade II Listed Building.

EPCs will be available upon completion of the separation works.

LEGAL COSTS

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

VAT

The properties are elected for VAT.

PLANS/ELEVATIONS

Link to the full set of floor plans and elections can be found here [underlined here](#).

VIEWINGS

Strictly by prior appointment through the agents, **Goadsby**, through whom all



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edd.watts@goadsby.com

01202 550165 // 07968 299408

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](#).

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.

