

FOR SALE

Two Freehold Offices Located
In The Centre of Christchurch

Available As Two Separate
Modules or As A Whole

From 2,250-4,565 sq ft



6-8 & 10 BRIDGE STREET, CHRISTCHURCH, DORSET, BH23 1EB

SUMMARY

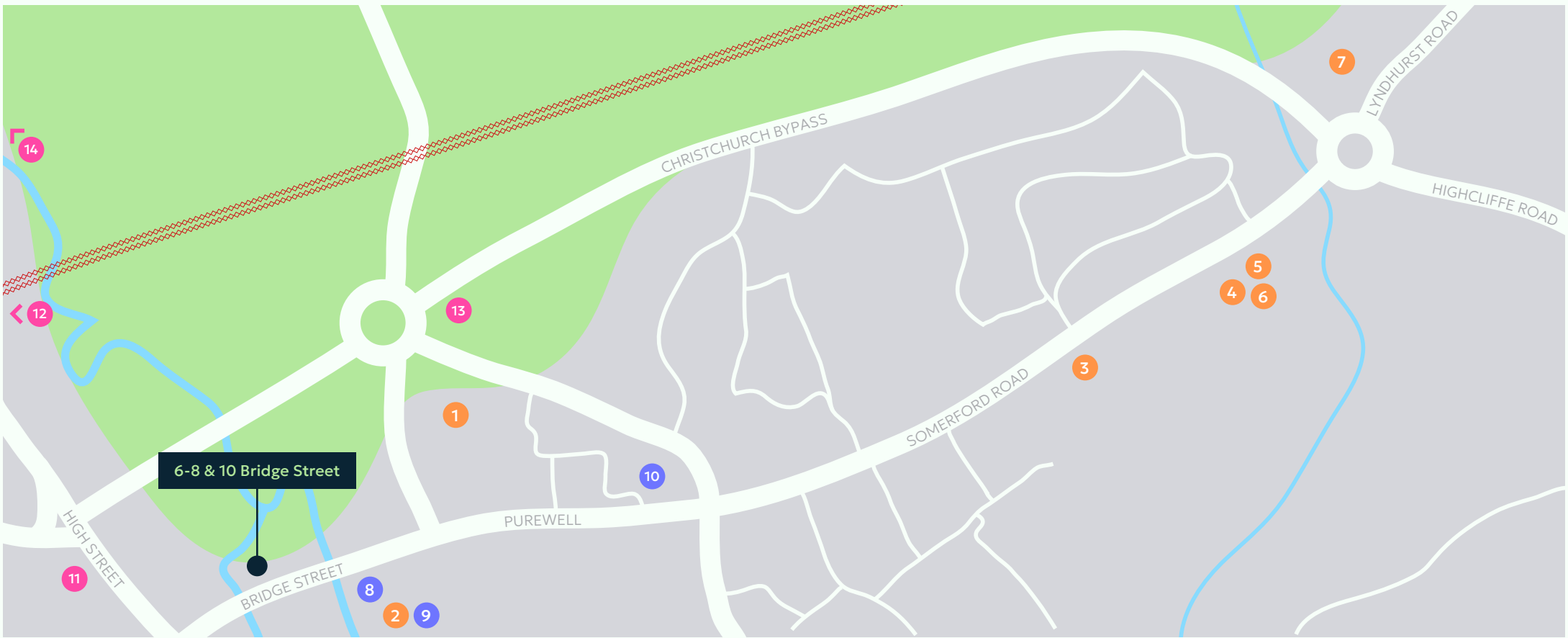
- Two freehold offices located in the centre of Christchurch
- Available as two separate modules or as a whole
- Located c. 200 meters from Christchurch High Street
- Excellent location for local amenities
- Frontage to Bridge Street
- Currently not elected for VAT

PRICES

6-8 BRIDGE STREET	10 BRIDGE STREET	6-8 & 10 BRIDGE STREET
£375,000	£595,000	£970,000



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LOCATION

RETAIL/LEISURE FACILITIES

- B&Q 0.5 miles
- 2 Riversmeet Leisure Centre 0.4 miles
- McDonald's 1.0 miles
- Burger King 1.4 miles
- Aldi 1.4 miles
- PureGym 1.5 miles
- Sainsbury's 2.3 miles

CAR PARKS

- Bridge Street 0.4 miles
- 2 Riversmeet 0.4 miles
- Purewell Dairy 0.5 miles

TRANSPORT LINKS

- High Street 210 meters
- Christchurch Train Station 0.8 miles
- Christchurch Bypass 1.2 miles
- Bournemouth Airport 4.1 miles

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|-------------------------------|-------------------------------|
| 1 B&Q | 8 Bridge Street |
| 2 2 Riversmeet Leisure Centre | 9 2 Riversmeet |
| 3 McDonald's | 10 Purewell Dairy |
| 4 Burger King | 11 High Street |
| 5 Aldi | 12 Christchurch Train Station |
| 6 PureGym | 13 Christchurch Bypass |
| 7 Sainsbury's | 14 Bournemouth Airport |

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DESCRIPTION

10 Bridge Street is a self-contained, Grade II listed building arranged over four floors, with direct access from Bridge Street. Internally, the property comprises 10 individual office suites together with storage accommodation located on the Third floor.

6-8 Bridge Street is connected to 10 Bridge Street via a walkway through the rear courtyard. The property also benefits from a separate rear entrance, accessed via a right of way over a private residential driveway. Internally, the building provides 14 individual office suites with additional storage accommodation on the second floor.

Both units are being offered with vacant possession and will be redecorated and recarpeted prior to occupation, with availability from September 2026. There is an option to acquire each unit individually or the property as a whole.

PARKING

10 Bridge Street benefits from the allocation of one parking space, whilst 6-8 Bridge Street does not have any allocated parking.

The vendor is currently in discussions with a third party regarding the provision of additional parking spaces. Interested parties are advised to make further enquiries, noting that any negotiations will be subject to terms and contract.



ACCOMMODATION

The below measurements are net internal areas:

6-8 Bridge Street

Ground Floor	107 sq m	1,151 sq ft
First Floor	103 sq m	1,099 sq ft

Total	210 sq m	2,250 sq ft
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10 Bridge Street

Ground Floor	101 sq m	1,086 sq ft
First Floor	57 sq m	612 sq ft
Second Floor	57 sq m	617 sq ft

Total	215 sq m	2,315 sq ft
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Third Floor Stores	34 sq m	362 sq ft
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6-8 & 10 Bridge Street	425 sq m	4,565 sq ft
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The accommodation has been measured in accordance with the RICS Property Measurement 2nd Edition.



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TENURE

Freehold with vacant possession.

PRICE

10 Bridge Street	£595,000
6-8 Bridge Street	£375,000
6-8 & 10 Bridge Street	£970,000

VAT

The client has confirmed that the premises is not elected for VAT.

RATEABLE VALUE

The buildings are currently assessed as one hereditament with a rateable value of £47,500 (from 1.4.2026).

EPC RATING

D - 81 (currently assessed as a whole)

LEGAL COSTS

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

VIEWINGS

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



JOSEPH HOLDERNESS

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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/tenant once a sale/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 purchaser/tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.

