

FOR SALE

FORMER SOCIAL CLUB OCCUPYING PROMINENT CORNER SITE
FRONTING COMMERCIAL SHOPPING THOROUGHFARE SUITING
VARIOUS USES OR RESIDENTIAL DEVELOPMENT S.T.P.P.



COMMERCIAL

goadsby

WINTON LIBERAL CLUB

521 WIMBORNE ROAD, WINTON, BOURNEMOUTH, DORSET BH9 2AW

Location

Fronting Winton shopping thoroughfare. Wallisdown University Campus approx. 1 mile. Travel Interchange (and mainline railway station) within 2 miles. Bournemouth Town Centre approx. 2 miles. Royal Bournemouth Hospital approx. 3 miles. Bournemouth (Hurn) Airport approx. 5 miles.

Features

Prominent corner site. Commercial position. Flexible accommodation. Service lift. Enclosed car park for 11 vehicles. Potential for various uses or residential redevelopment s.t.p.p.

Multiple occupiers represented in Winton include Nationwide, Waitrose, Sainsbury's Local, Lidl, Greggs, G&T's, KFC, Card Factory and Specsavers.



Sainsbury's Local



Waitrose

Accommodation

- Net Internal Area approx. 800 sq m (8,600 sq ft)

Ground Floor

Entrance Lobby	6.3m max x 2.1m
Main Club Room	26.5m into bay x 10.85m max
Bar Area	10.7m x 2.5m
Office	3.0m x 2.55m
Kitchen	3.25m x 1.75m
Ladies Cloakrooms	4.6m x 3.0m
Gents Cloakrooms	3.9m x 2.7m
Cold Store	3.75m x 2.3m
Storage Room 1	5.1m x 3.1m
Storage Room 2	4.5m x 2.9m
Boiler Room	2.95m x 1.8m
Understairs Storage	5.1m x 1.35m

First Floor

Billiards Room	10.25m x 8.2m
First Floor Bar	8.0m x 6.2m
Committee Room	4.95m x 3.95m
Office	3.95m x 2.95m
Function Room	10.3m into bay x 12.15m max
Ladies Cloakrooms	5.0m x 2.1m

Gents Cloakrooms	2.8m x 2.0m
Storage Room 3	7.9m x 6.1m max
Storage Room 4	7.15m x 2.75m max
Storage Room 5	5.75m x 2.6m max

Outside

Total Site approx. 0.99 hectares (0.244 acres) providing on site car parking for 11 vehicles.

N.B. All measurements are approximate and have been scaled off architect prepared floor plans.

Licences/Permissions

As a private members club it is understood the current consent is classified Sui Generis. It is however felt that various alternative uses will be permissible. A Premises Licence (082850) is currently held, the details of which can be provided to interested parties.

Rateable Value

£23,750 at the Uniform Business Rate of 43.2p in the £ for 2026/27. Information taken from the Valuation Office Agency website.

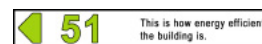
Tenure

FREEHOLD.

PRICE

OFFERS INVITED ON £850,000

EPC



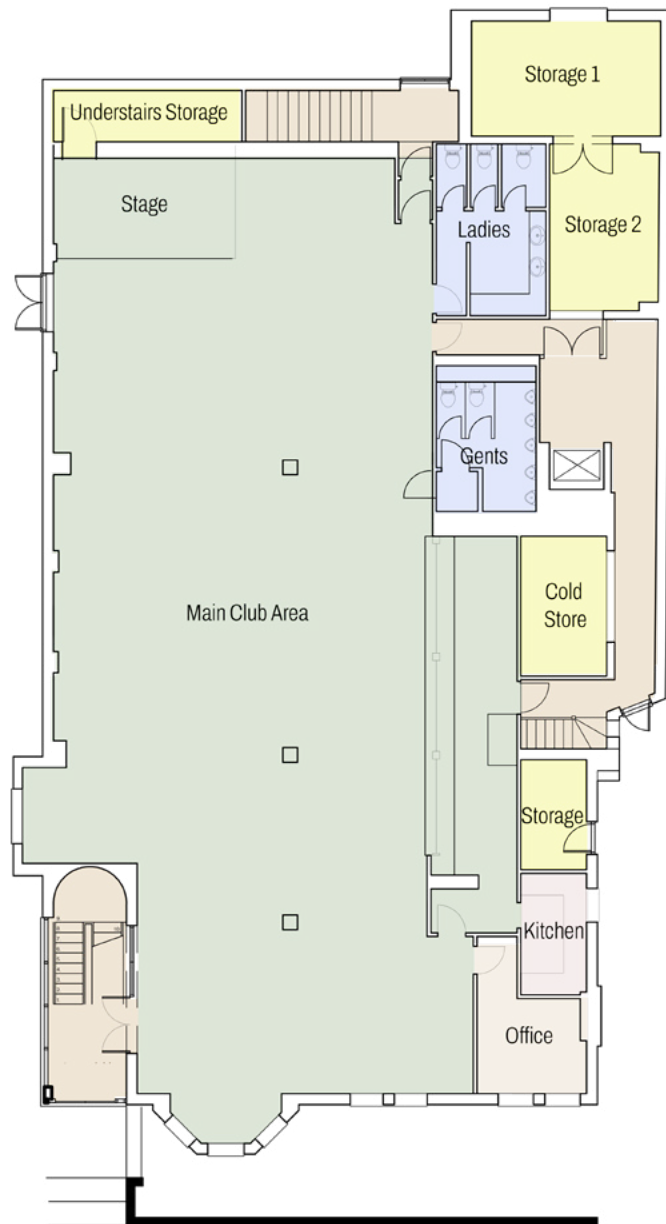
Viewing

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

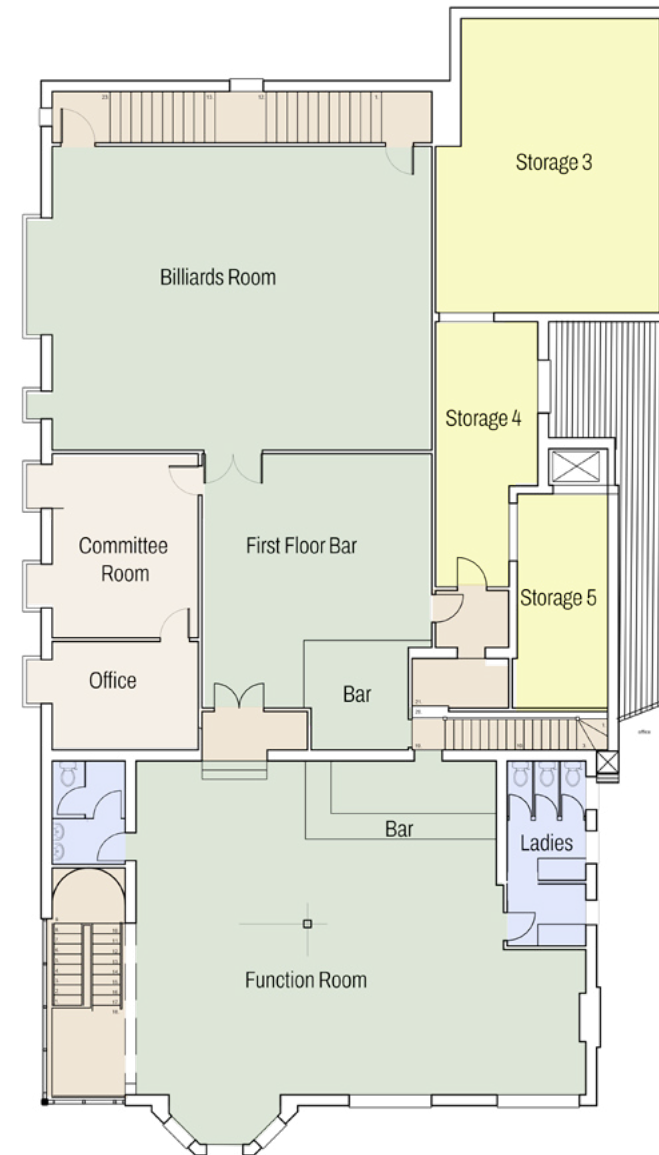


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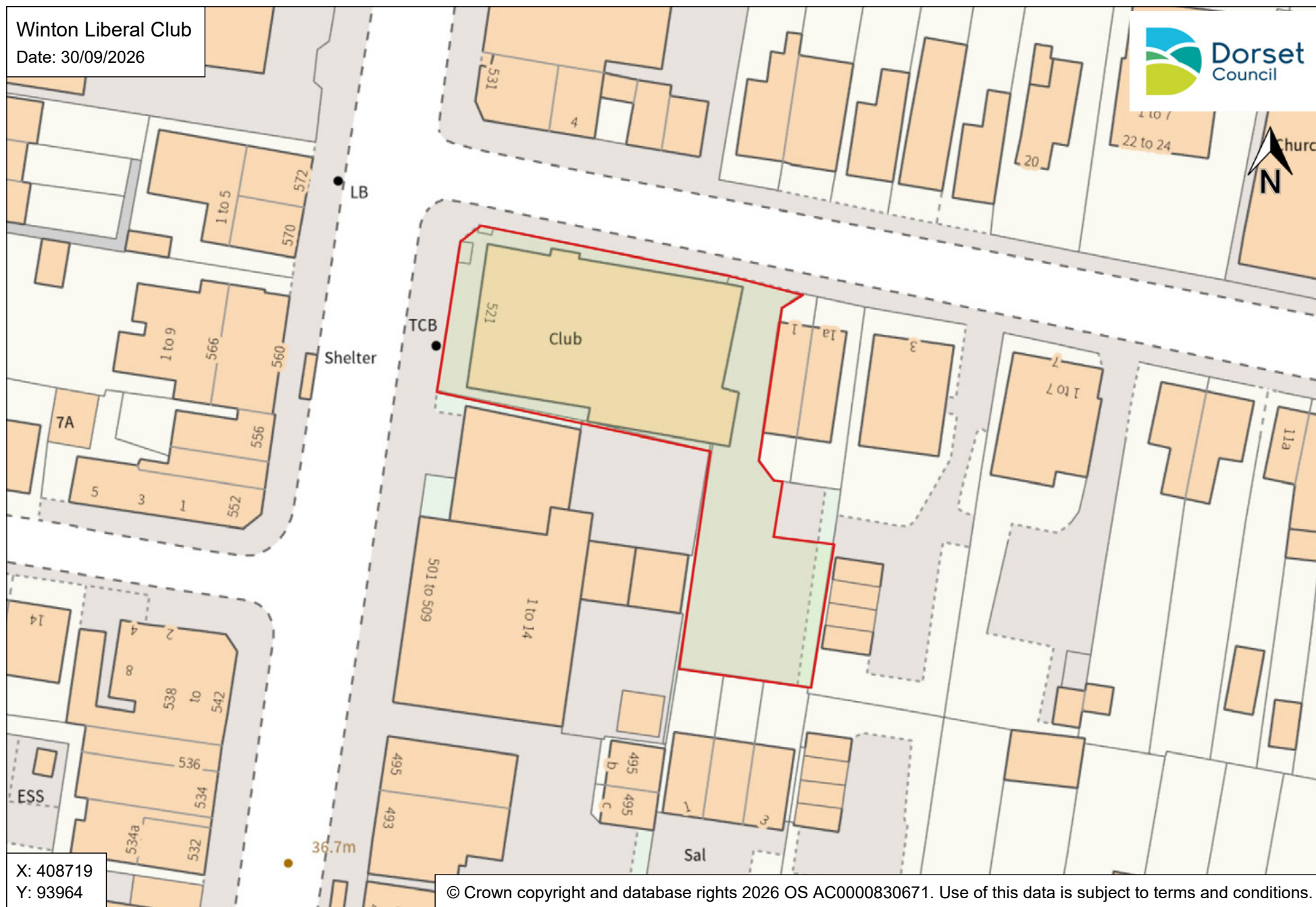


Ground Floor



First Floor

Date: 30/09/2026







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