



LOCK UP SHOP TO LET

NEW LEASE £14,000 p.a.

 **1093-1095 CHRISTHURCH ROAD, BOSOCOMBE EAST,
BOURNEMOUTH, BH7 6BQ**



KEY FEATURES

- Situated in an established shopping parade at the bottom of Pokesdown Hill
- Sales area: 759 sq.ft. (70.5 sq.m.) approx.

ARRANGE A VIEWING

 bhcommercial@ellis-partners.co.uk  **01202 551821**

SITUATION & DESCRIPTION

The property is situated within an established shopping parade at the bottom of Pokesdown Hill, close to the busy traffic light junction where the A35 Christchurch Road meets Holdenhurst Avenue. This location benefits from consistent levels of local activity and passing trade, given its proximity to a key arterial route linking Bournemouth and Christchurch. The immediate vicinity is characterised by a strong presence of local and specialist retailers, service providers and independent businesses, contributing to a diverse trading environment. Notably, a Sainsbury's Local is positioned directly opposite the premises, providing an established retail anchor within the parade and helping to draw additional footfall to the area.

The premises comprise a double-fronted shop unit which is currently occupied and trading as Ladbrokes. Internally, the accommodation features a series of partitioned walls, the majority of which could be removed if required to create a more open floor layout, subject to the necessary consents. The configuration offers flexibility for a variety of future uses or occupiers. The accommodation will be available from July 2026.

ACCOMMODATION

Width: 32'00" (9.7m)
Depth: 26'06" (8.1m)
Sales Area : 759 sq.ft (70.5 sq.m.) Approx

Plus a cloakroom

EPC RATING -

C

ARRANGE A VIEWING

PLANNING

A long established use as a betting shop.

Any use within Use Class E would be considered such as retail office or medical.

The premises are not suitable for catering uses.

RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £13,750

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENURE

Available on a new lease with terms to be negotiated at a rental of £14,000 p.a.

The incoming tenant would be required to pay a 3 month rent deposit.

Upon terms being agreed and the property being placed under offer, the applicant will be required to pay £700 (plus VAT) as a non-refundable application fee for the administration of the transaction and if required standardised tenancy documents.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

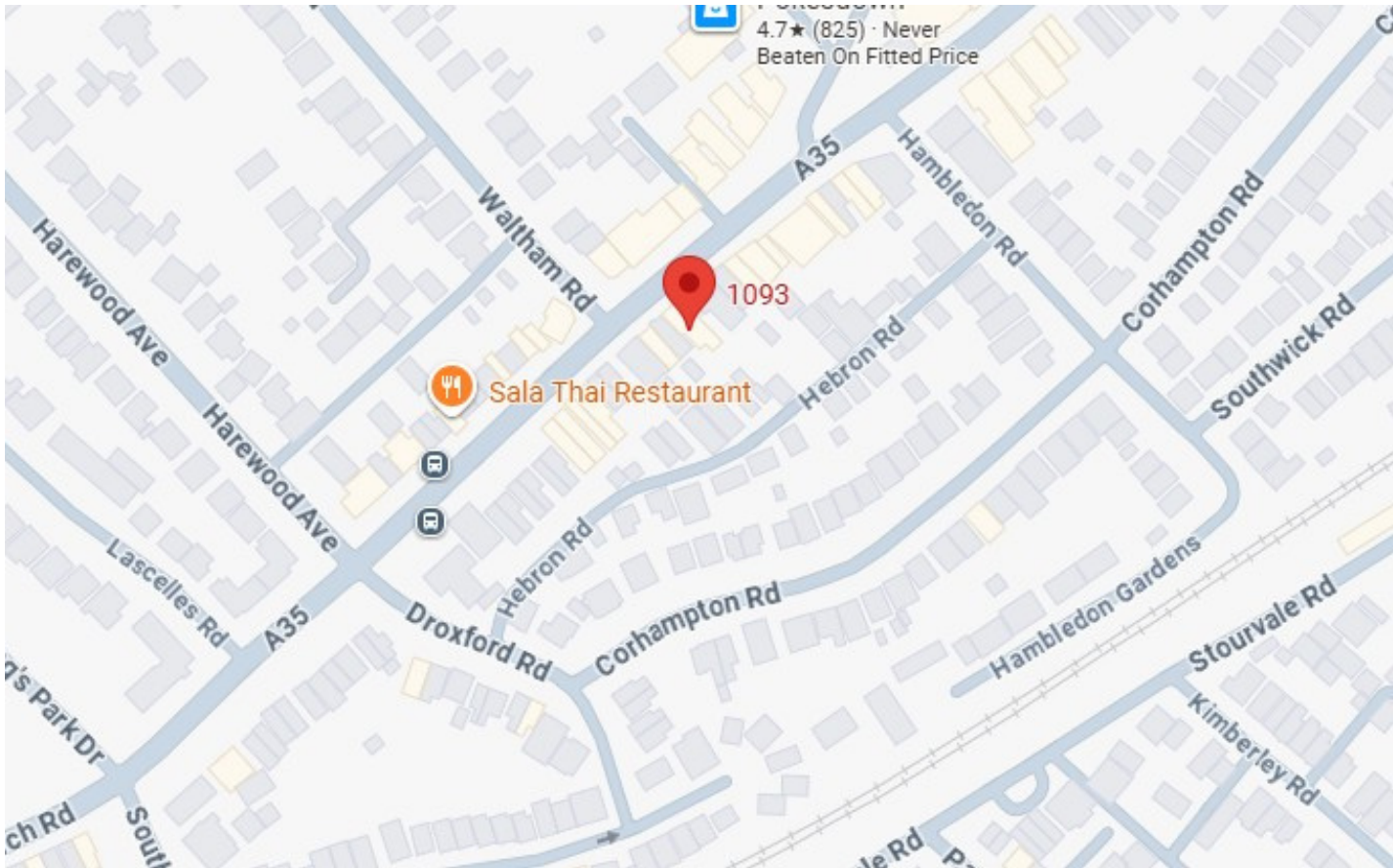
LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

ARRANGE A VIEWING

MAP LOCATION

© Google Maps



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5)

The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

Ellis and Partners (Bournemouth) Ltd No. 6522485 Registered in England and Wales. Registered Office: 4 Dean Park Crescent, Bournemouth, Dorset BH1 1LY

ARRANGE A VIEWING

 bhcommercial@ellis-partners.co.uk

 01202 551821



