



FORMER BANK PREMISES TO LET

NEW LEASE - £75,000 p.a PLUS VAT IF APPLICABLE

📍 57 - 59 OLD CHRISTCHURCH ROAD BOURNEMOUTH BH1 1EH



KEY FEATURES

- Prominent town centre location on Old Christchurch Road
- Ground floor and basement accommodation
- Excellent aspect and prestigious building
- Total Floor Area: Ground Floor - 3,400 sq.ft. (315.87 sq m)
Basement: - 2,500 sq.ft. (232.25 sq.m)

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SITUATION & DESCRIPTION

The property occupies a prominent position on Old Christchurch Road, in the heart of Bournemouth town centre. The location benefits from strong pedestrian footfall and excellent visibility, surrounded by a variety of national retailers, independent businesses, restaurants and leisure operators. The property is conveniently located within walking distance of Bournemouth Square, the main shopping areas and Bournemouth's public transport links, making it well positioned to attract both local residents and visitors to the town.

The property comprises ground floor and basement accommodation within a substantial town centre building, offering an opportunity for a range of commercial occupiers seeking a presence in a busy retail and leisure location. The ground floor provides prominent frontage onto Old Christchurch Road, offering an opportunity for occupiers to benefit from passing trade and establish a visible presence within Bournemouth town centre. The basement provides additional accommodation, which may offer potential for storage or ancillary commercial use, subject to the necessary consents. The property may suit a variety of uses, including retail, leisure, hospitality or other commercial operators, subject to planning and any other necessary consents.

ACCOMMODATION

Ground Floor: 3,400 sq.ft. (315 sq.m.)

Basement: 2,500 sq.ft. (232 sq.m.)

Mezzanine 172 sq.ft. (16 sq.m.)

EPC RATING -

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PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

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RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £82,000

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

£75,000. Available on a new lease with terms to be negotiated.

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.

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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.

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