



# THE CRITERION

TO LET

**Substantial Commercial Property  
In Bournemouth Town Centre**

(Suitable for a variety of uses)

UNIT 3, 41-43 OLD CHRISTCHURCH ROAD  
BOURNEMOUTH, DORSET, BH1 1DS





## SUMMARY

- A **unique** opportunity to lease a **substantial** commercial property in the heart of Bournemouth town centre
- **13,121 Sq ft (1,219 sq m) NIA** arranged over first floor and second floor
- **Attractive** and **characterful** building which would suit a variety of uses including leisure, medical/healthcare, office, restaurant/bar (S.T.P.P.)
- Situated in a **prime position** on Old Christchurch Road amongst numerous national operators
- Dedicated access, with signage, from Albert Road
- New full repairing and insuring lease, terms to be agreed

**RENT: UPON APPLICATION**



# BOURNEMOUTH

## RETAILING

Prime retailing in Bournemouth is focused on the pedestrianised thoroughfares of Commercial Road and Old Christchurch Road. Old Christchurch Road, which provides an anaesthetically attractive retailing environment, is the traditional 100% prime retail pitch.

Retailers represented on Old Christchurch Road include **PANDORA**, **LUSH**, **WH SMITH**, **ERNEST JONES**, **HOLLAND & BARRETT**, **TORTILLA**, **SUPERDRY**, **SUBWAY**, **NATIONWIDE** and **MCDONALDS**.

The subject property is situated in a prime retailing position, opposite Bournemouth Arcade which is home to town aspirational retailers including **SPACE NK**, **WATERSTONES** and **CHARLES FOX JEWELLERS**, the town's authorised Rolex 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 section, provides the town's focus for its thriving dining and leisure scene.

## YOUR NEIGHBOURS

WHSmith

wetherspoon

TORTILLA

Superdry.

SUBWAY

ODEON

NatWest

Nationwide

McDonald's

LUSH FRESH HANDMADE COSMETICS

STARBUCKS

★ PRET A MANGER ★

PANDORA

HSBC

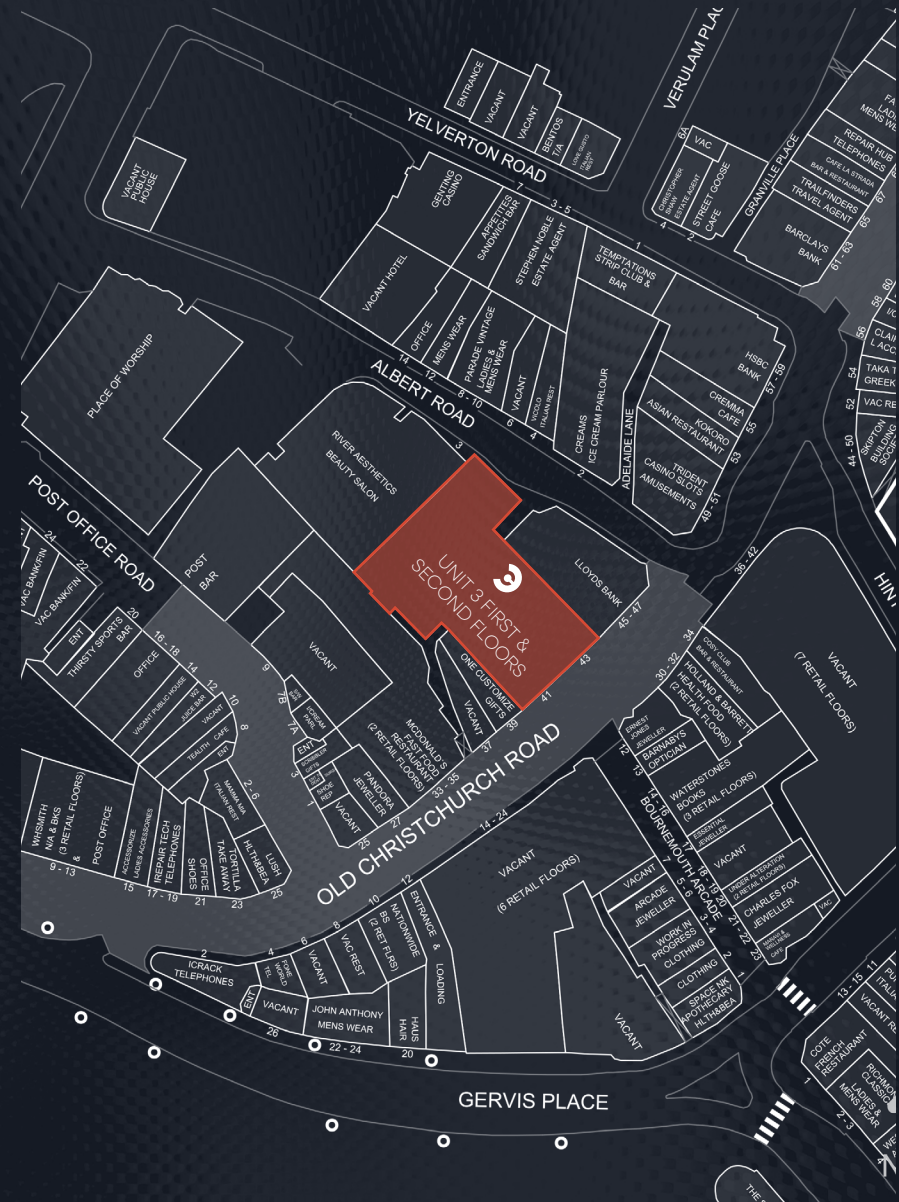
BARCLAYS

LLOYDS BANK

CÔTE BRASSERIE

COSY CLUB

BETFRED









## DESCRIPTION

The property forms part of the attractive and historic **Criterion** building, which provides a further 2 retail units on the ground floor.

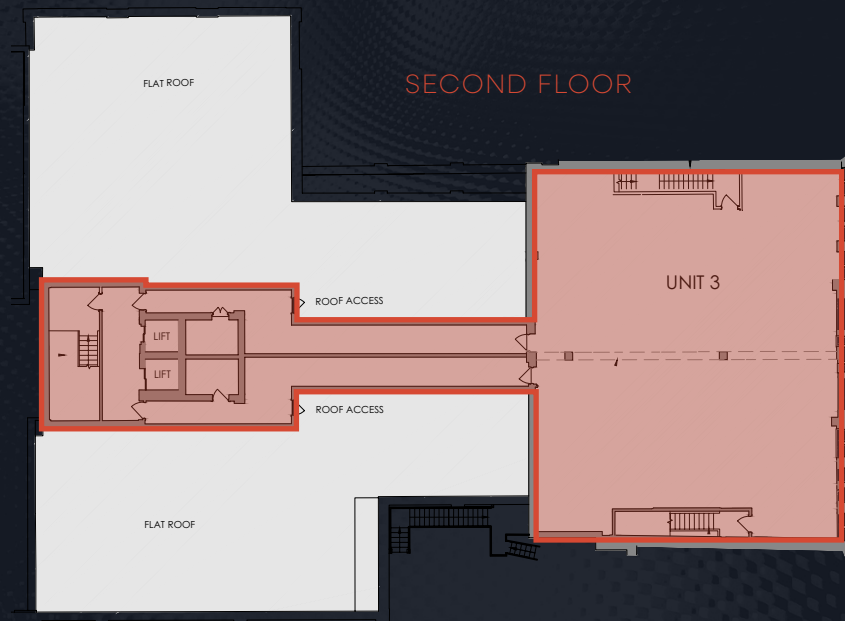
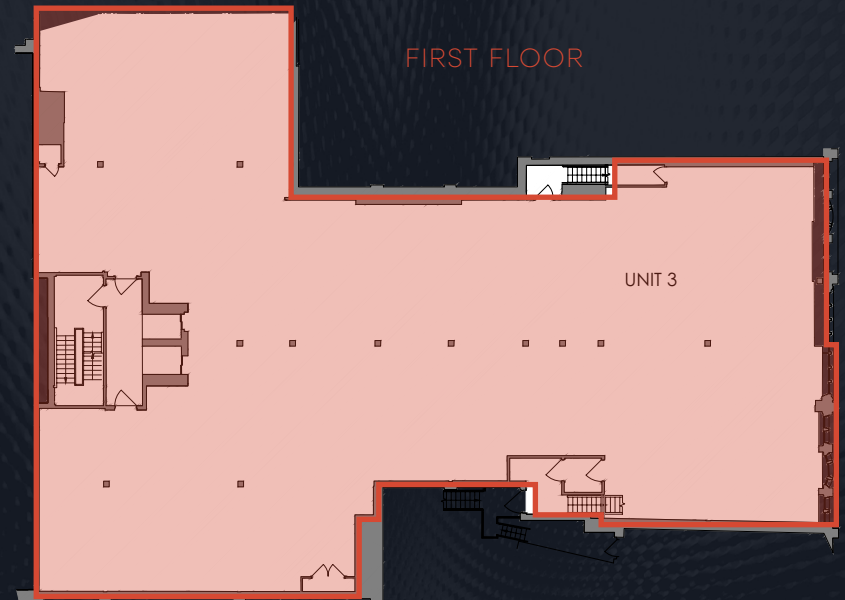
The subject premises are arranged over first and second floors and will be provided in a shell and core condition ready for an incoming tenant's fitout. The entrance to the unit is via Albert Road, where signage is available above the entrance door and in the windows above. This also provides an area for bins and bicycle storage. The first and second floors will be largely open plan with the first floor benefitting from a ceiling height throughout of 3.5m. On the second floor the stairwell/core has a ceiling height of 2.5m which increases to 2.8m as you enter a large open plan area, which overlooks Old Christchurch Road.



ALBERT ROAD

# ACCOMMODATION

	sq m	sq ft
<b>Ground floor</b>		
Circulation, refuse and cycles/rear access	122	1,313
<b>First Floor</b>	<b>824</b>	<b>8,869</b>
<b>Second Floor</b>	<b>273</b>	<b>2,939</b>
<b>Total net internal area approx.</b>	<b>1,219</b>	<b>13,121</b>





## TERMS

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation.

## RENT

Upon application.

## RATEABLE VALUE

To be reassessed upon completion of the separate works.

## PLANNING

The property would lend itself to a variety of uses, subject to the necessary planning consents being obtained. Interested parties are advised to satisfy themselves with regards to their intended use with the Local Authority.

The property is located in a Conservation Area.

## VAT

We have been informed by our client that the premises are elected for VAT.

## EPC RATING

To be provided following completion of the separation works.

## VIEWINGS

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



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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](#).

### 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.