

# BOURNEMOUTH

21 Old Christchurch Road



Subject to Vacant Possession & Contract



## LOCATION

Bournemouth is a popular seaside holiday destination, it boasts two world class universities (18,000 students), and was awarded £23m in 2023 for seafront regeneration projects.

The unit is situated in a prime position on Old Christchurch Road within close proximity to The Square and Commercial Road.

Nearby retailers include Tortilla, Lush, W H Smith, Pandora, McDonald's and is a few minutes walk from the BH2 leisure complex (ASK, BrewDog, Five Guys, TGI Fridays, Odeon, Miller & Carter, Mr Mulligans, Pizza Express and Nando's), and the 230 space NCP car park.

## ACCOMMODATION

Ground Floor:	675 sq ft	62.71 sq m
First Floor:	657 sq ft	61.04 sq m
Basement Sales:	472 sq ft	43.85 sq m
Basement Storage:	158 sq ft	14.68 sq m
Second Floor	550 sq ft	51.10 sq m
Third Floor:	367 sq ft	34.10 sq m

## LEASE

A new fully repairing and insuring lease for a term to be agreed.

## RENTAL / PRICE

£55,000 pa or freehold available, price upon request.

## RATEABLE VALUE

£50,500 (2023 assessment)

## EPC

An EPC is available upon request.

## VIEWING

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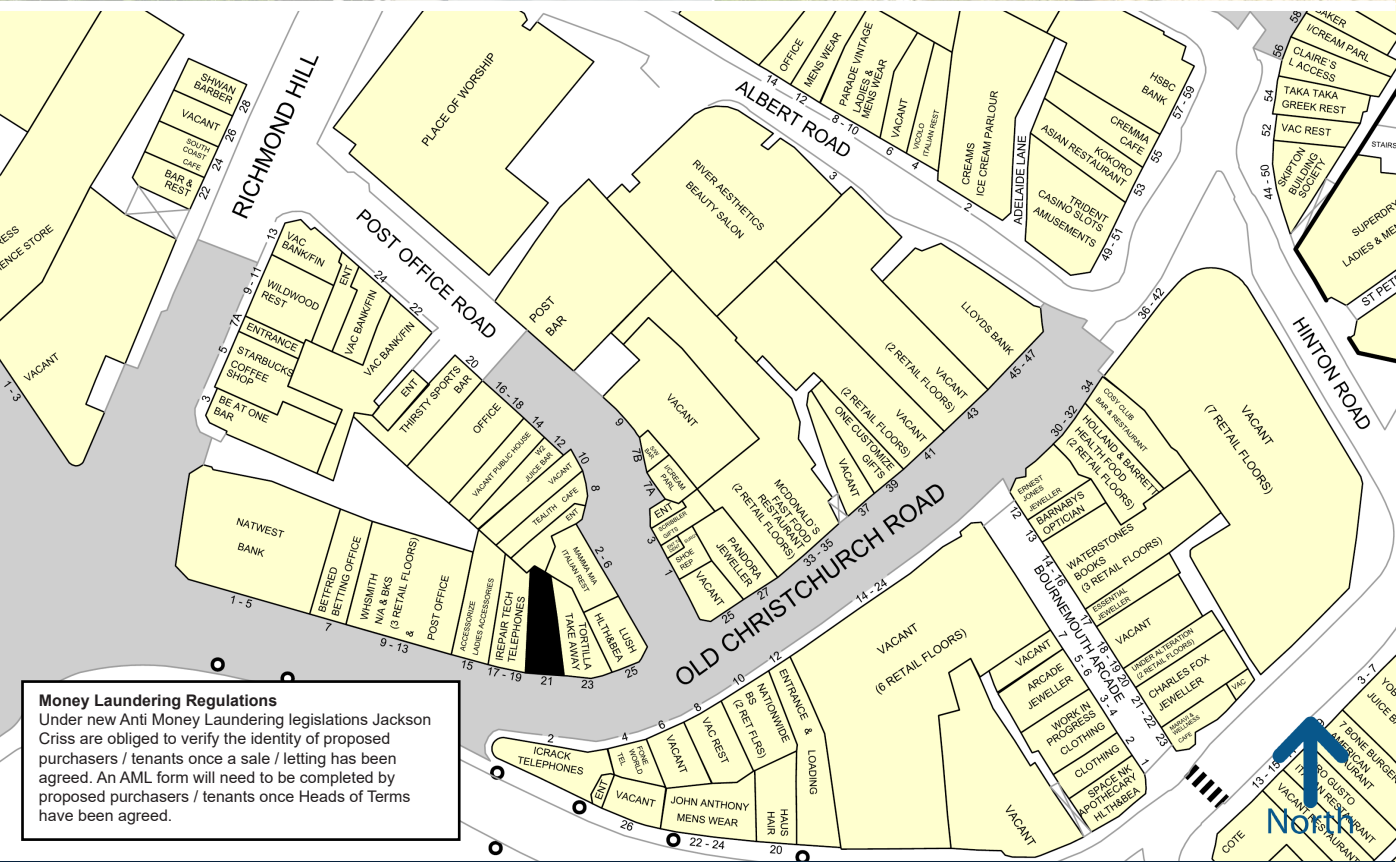


£200m redevelopment approved



# THE TIMES

Students and Start-Ups are reviving this sunny seaside town.



**Money Laundering Regulations**  
Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

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