

THE
A V E N U E
CENTRE

SHOPPING, REINVENTED

PRIME FIRST & SECOND
FLOOR OPPORTUNITY
SUITABLE FOR A VARIETY OF USES

GROUND FLOOR LOBBY ENTRANCE
FIRST FLOOR 20,356 SQ FT (1,891.14 SQ M)
SECOND FLOOR 16,419 SQ FT (1,500.29 SQ M)

THE AVENUE CENTRE
COMMERCIAL ROAD, BOURNEMOUTH
DORSET, BH2 5RP



Signage available within window
space (subject to consent)

A V E _± N U E

A NEW HOME FOR YOUR BRAND



- A substantial commercial opportunity arranged over first and second floors, comprising approximately 35,505 sq ft / 3,298.53 sq m
- Self contained ground floor entrance lobby from Commercial Road, with out of hours access also available from Avenue Road
- Forming part of The Avenue Shopping Centre, which occupies a prime position on Commercial Road, Bournemouth's principle shopping location
- Suitable for a variety of uses (subject to the necessary planning consents being obtained)
- Largely open-plan throughout the two levels
- Delivery access through dedicated loading dock
- Customer lift to all floors
- Escalator access from ground floor lobby to first floor
- Advertising opportunities on the Commercial Road screen

Rent: £175,000 per annum excl.

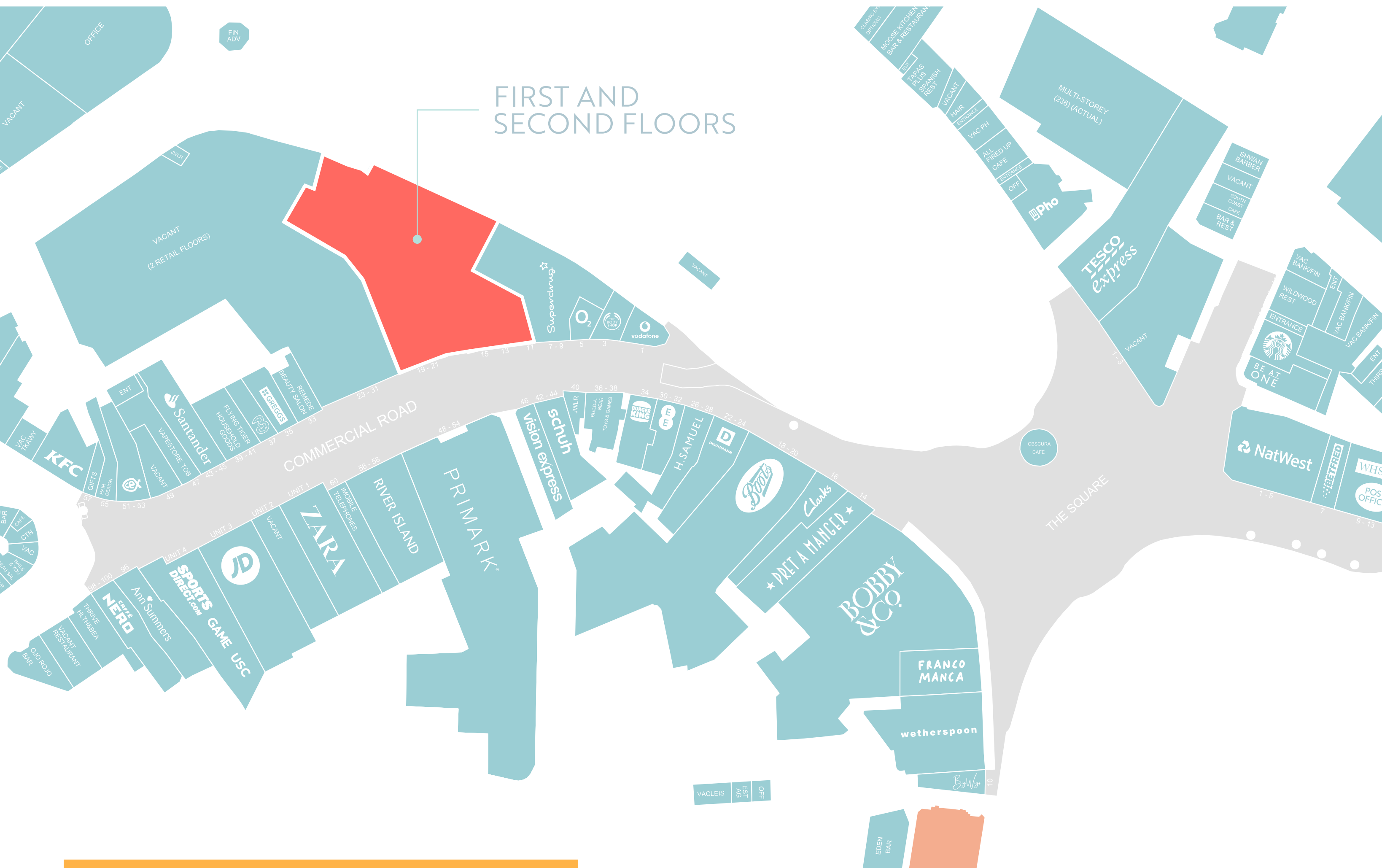


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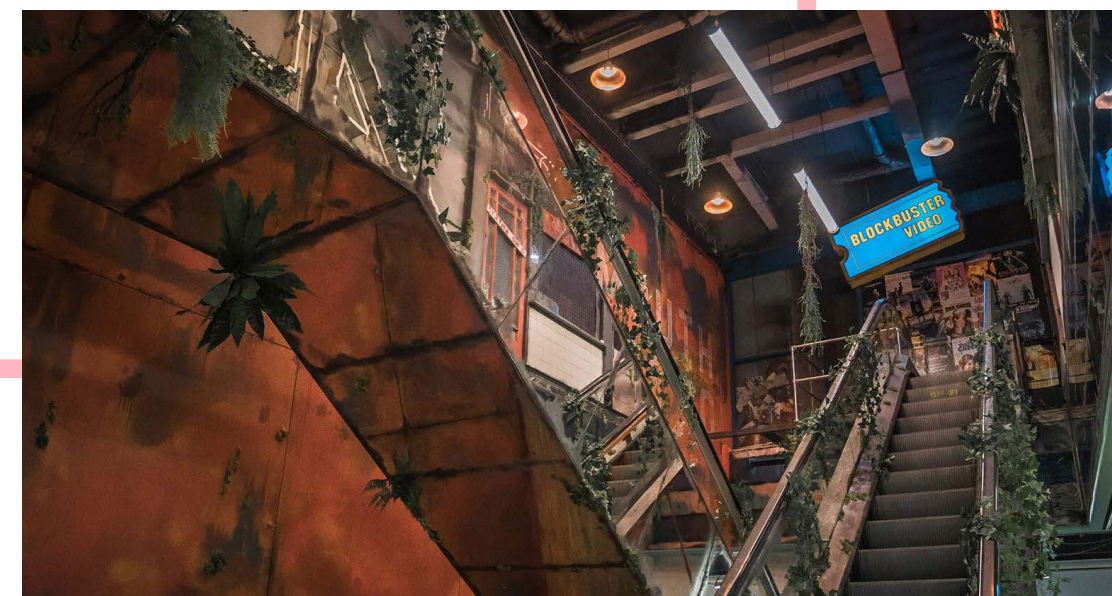
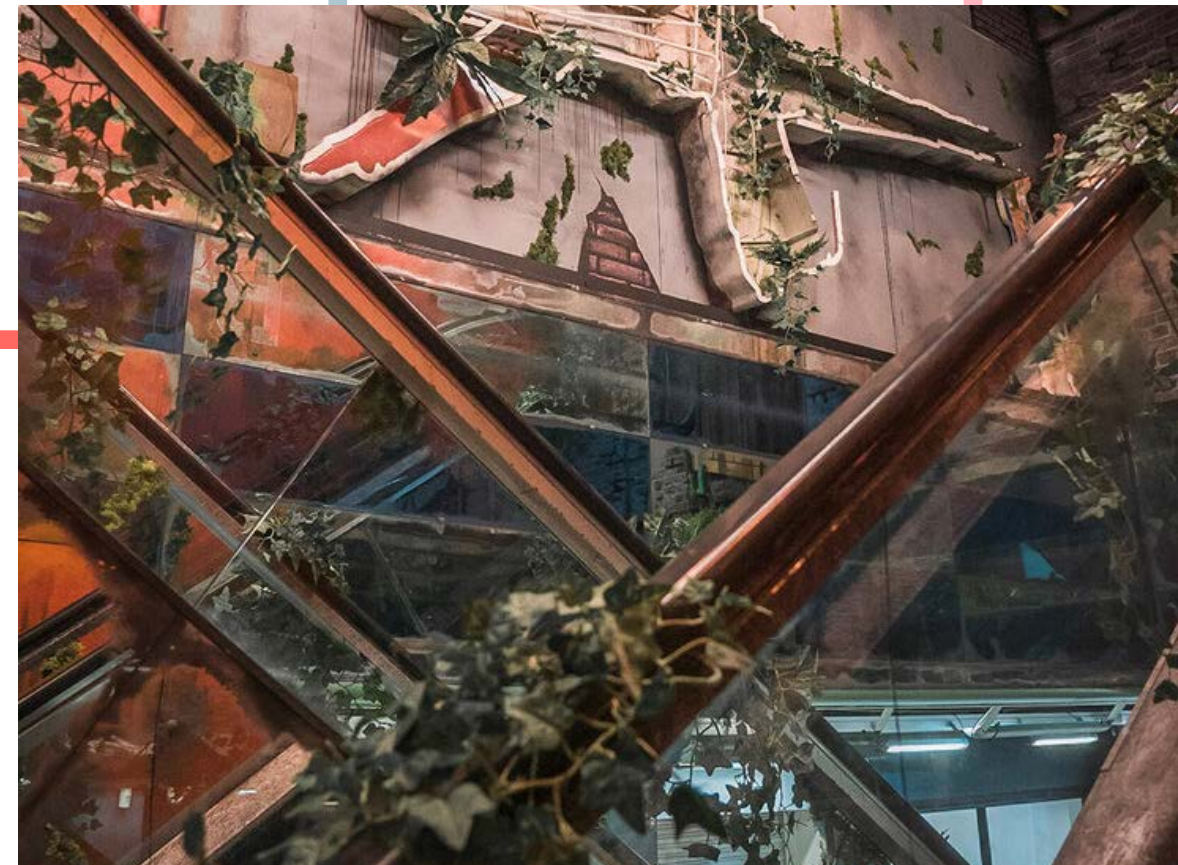
IN GOOD COMPANY

Bournemouth is Dorset's principal commercial centre and is one of the UK's premier seaside resorts. It has a residential population in excess of 160,000 persons and a primary shopping catchment of 369,000 persons within a 6 mile radius (Focus). The Town is a thriving destination with an estimated 1.5 million staying visitors and 3.8 million day visitors every year. Bournemouth also benefits from substantial and growing student population with in excess of 25,000 students attending its Universities. The Town has recently enjoyed substantial inward investment which includes the new constructed Bh2 Leisure Scheme which features a 10-screen 200 seat cinema and 17 restaurants.

The premises occupy a prime trading position on Commercial Road, opposite to **PRIMARK** and amongst numerous multiple occupiers including **HOLLAND & BARRETT**, **H&M**, **JD SPORTS**, **ANN SUMMERS**, **ZARA**, **RIVER ISLAND**, **SCHUH**, **GREGGS**, **CAFFE NERO**, **SUPERDRUG** and **PRET A MANGER**.



THE
A V E N U E
CENTRE



Photos show inside The Avenue Centre and neighbouring Commercial Road properties.

SAY HELLO TO
YOUR NEW
NEIGHBOURS



PRIMARK®
RIVER ISLAND

ZARA

SPORTS
DIRECT.com



THE AVENUE



THE PROPERTY

The first phase of the repositioning and improvement of The Avenue has been completed, which aims to widen the appeal of the centre and create more interest and diversity, including pop ups, tug boat and shipping container shop-fronts, an escalator art installation and vintage 2CV coffee van. The loading dock is used to host regular makers markets and night markets creating footfall and interest in the centre.

The subject property is arranged over first and second floors with an entrance lobby from Commercial Road and out of hours access from Avenue Road.

FLOOR AREAS

Floor	sq m	sq ft
Ground Floor	Lobby Entrance	
First Floor	1,891.14	20,3561
Second Floor	1,500.29	16,149
Total	3,298.53	35,505

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THE RENT

£175,000 per annum excl.

RATEABLE VALUE

£104,000 (from 1.4.23)
Rates payable at 54.6p in the £

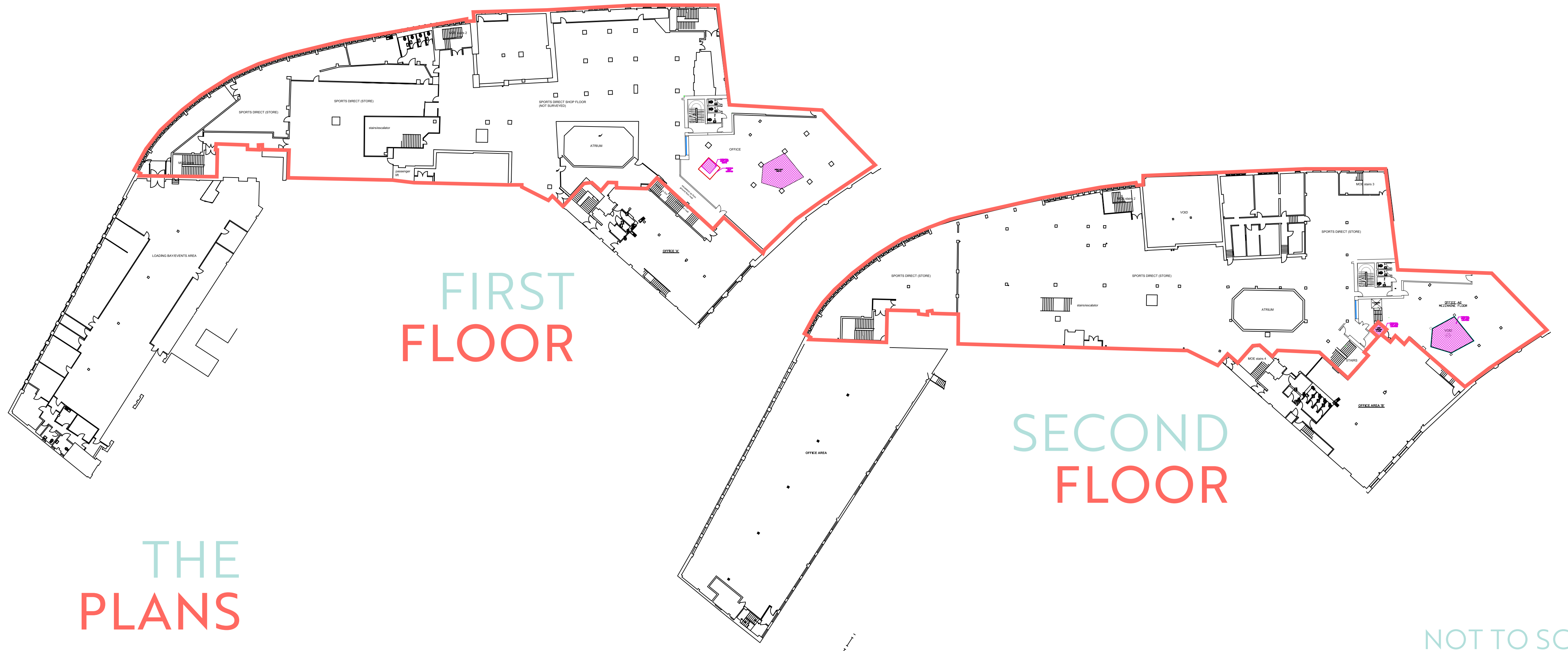
SERVICE CHARGE

£80,000 per annum

INSURANCE PREMIUM

£11,500 per annum

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THE
PLANS

NOT TO SCALE
ILLUSTRATION ONLY

A V E N U E

IMPORTANT

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](#).

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.

TAKE A LOOK

Viewings are strictly by prior appointment through the agents, through whom all negotiations must be conducted.

goadsby

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