

Retail/Leisure Unit

Unit B, Richmond Gardens Shopping
Centre, Bournemouth, BH1 1EN

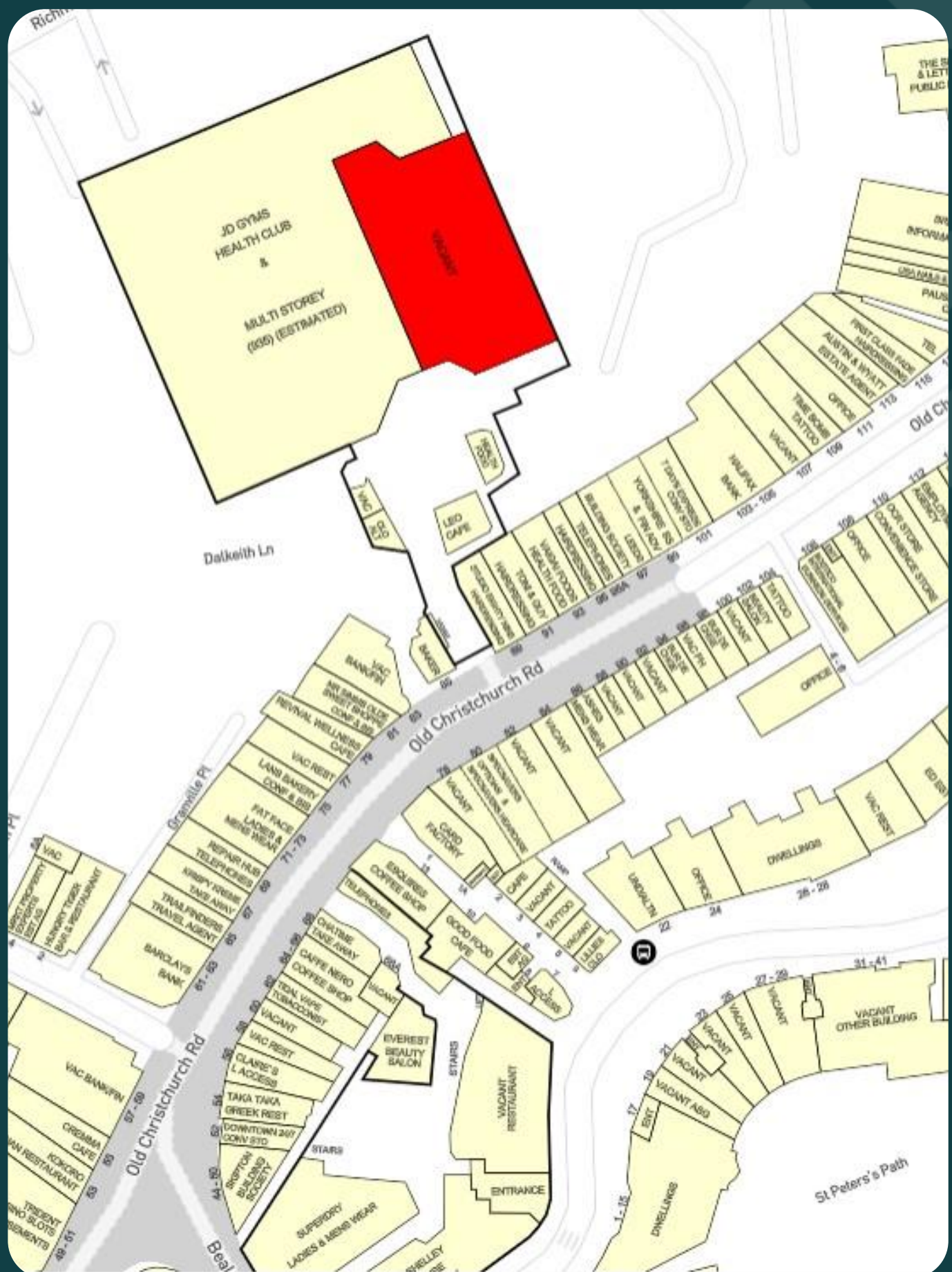
Ground floor sales: 1,150m² (12,374ft²)



To Let



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Location

The premises occupies a position within Richmond Gardens Shopping Centre which also forms part of a 990-space multi-storey car park.

The shopping centre provides direct access onto the prime location of Old Christchurch Road in the heart of Bournemouth's core shopping district.

Major names trading on Old Christchurch Road include Caffé Nero, Card Factory, Toni & Guy, Greggs and JD Gyms. Several of the major high street banks are also located on Old Christchurch Road.

Additional leisure operators within the shopping centre include a skate park and a VR Centre.

Accommodation

The premises provides for a large sale area with rear store/loading facilities to the rear. Staff facilities are currently positioned to the front of the unit which include 2 cloakrooms.

	SQ FT	SQ M
Ground Floor	12,374	1,150
2 WCs with wash and hand basins	-	-
Total	12,374	1,150

Rent

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed

£105,000 per annum exclusive of VAT and all other outgoings.

Service Charge

The tenant will be liable, via a service charge, to contribute a due proportion of those costs incurred by the landlord in maintaining/insuring the building of which the premises for part together with the communal areas/car park. Further details upon request.

Rates

The premises is assessed as follows:

Rateable Value: £72,000

UBR (2026/2027): 0.43

Rates Payable: £30,960

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC Rating

The property is currently rated within band A (15).



[Click here](#) for
Google map link

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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