



PRIME RETAIL/OFFICE/STUDIO/LEISURE UNIT TO LET

NEW LEASE £8,750 p.a. plus VAT

 UNIT 18, SAXON SQUARE, CHRISTCHURCH, DORSET, BH23 1QA



KEY FEATURES

- Use Class E. Other uses considered
- Total floor area: 256 sq.ft.
- New lease

ARRANGE A VIEWING

 bhcommercial@ellis-partners.co.uk

 01202 551821

SITUATION & DESCRIPTION

Saxon Square Shopping Centre is situated within the busy town centre on the north east side of the High Street, immediately to the south of main A35 roundabout.

Saxon Square provides the core retail facilities for Christchurch and is complemented by the High Street upon which it fronts.

Retails in the area include up market Waitrose and Marks and Spencer Food Store. Other occupiers on the High Street include M&Co, Superdrug, Pizza Express, Card Factory along with a range of banks and high end specialist local retailers.

ACCOMMODATION

Sales area: 256.94 sq.ft. (23.88 sq.m.) Approx.
WC/Kitchen Facilities

EPC RATING -

E-107

PLANNING

Class E Use

Former A1/ A2 Retail and Financial/Professional Services

ARRANGE A VIEWING

RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £6,500

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

Available on a new lease with terms to be negotiated at a rental of £8,750 p.a. plus VAT

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.

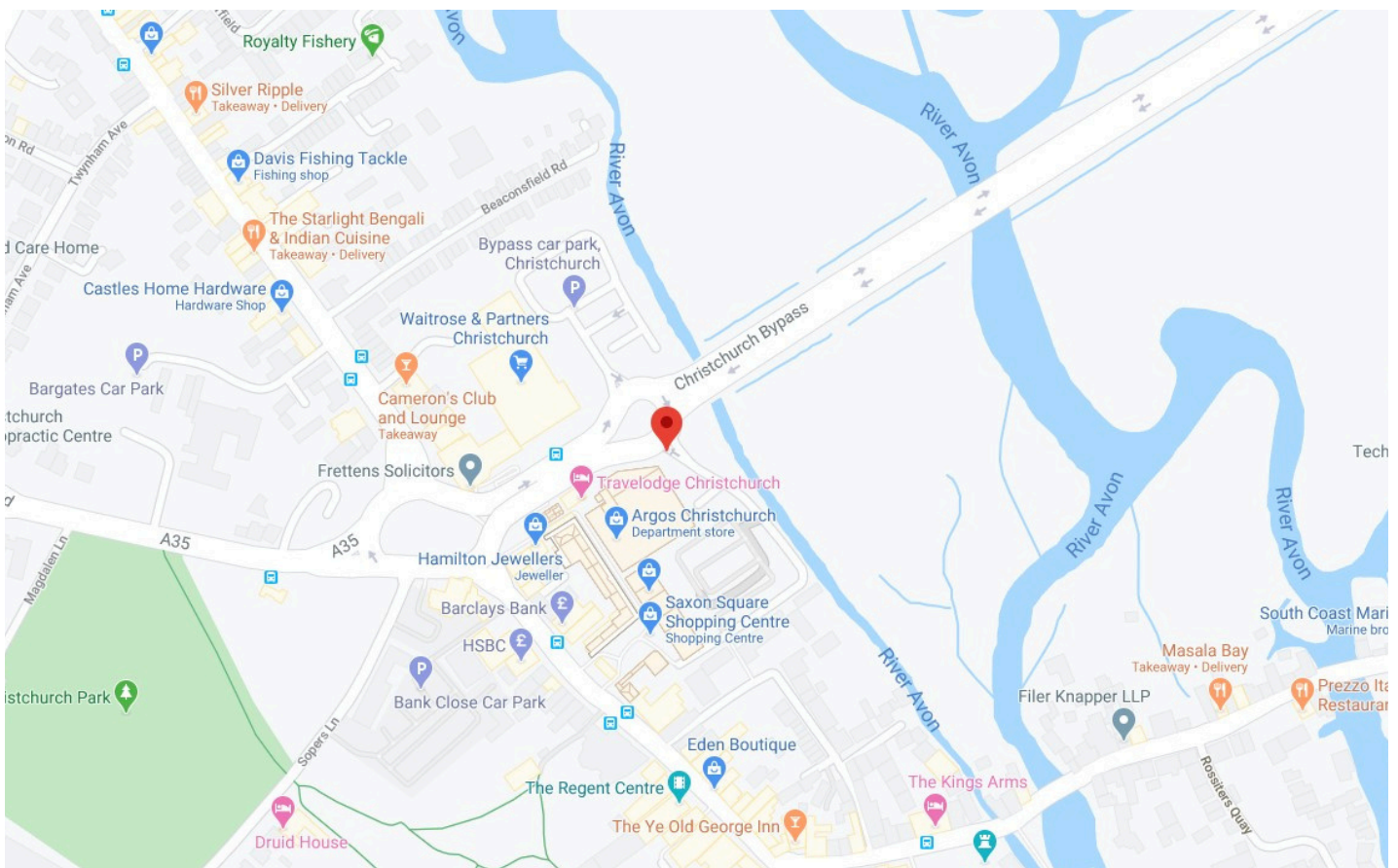
ARRANGE A VIEWING



ELLIS AND PARTNERS
INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

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.

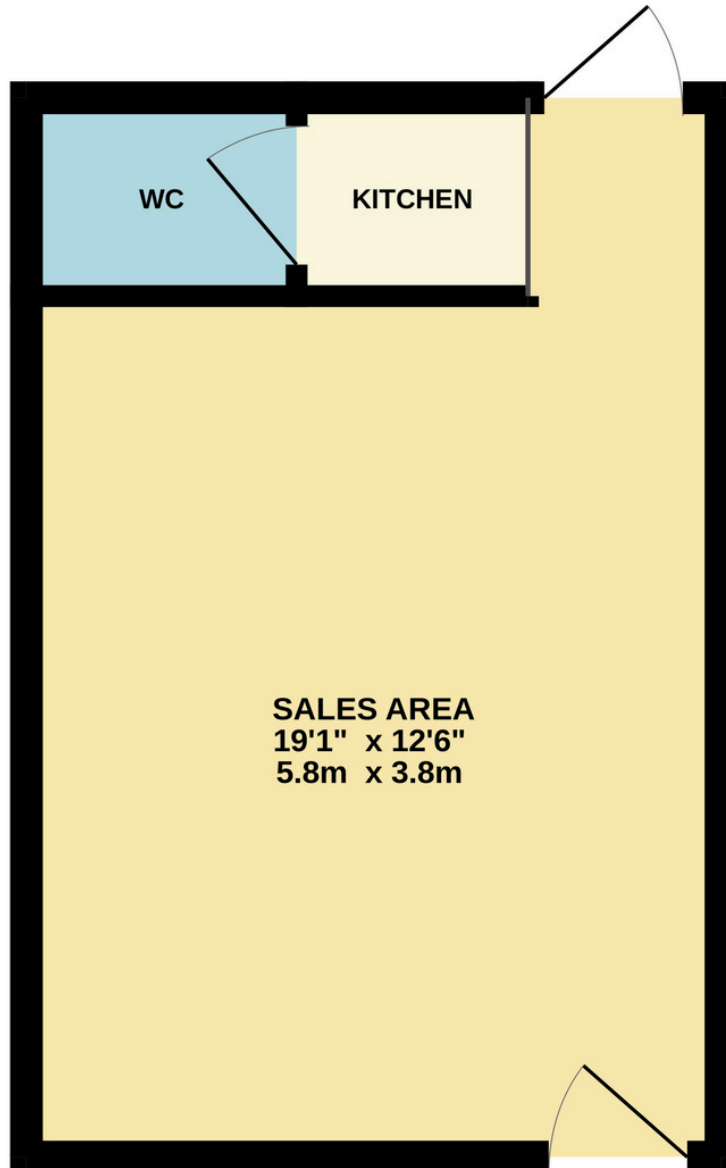
Ellis and Partners (Bournemouth) Ltd No. 6522485 Registered in England and Wales. Registered Office: 4 Dean Park Crescent, Bournemouth, Dorset BH1 1LY

ARRANGE A VIEWING

 bhcommercial@ellis-partners.co.uk  01202 551821



GROUND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 239 sq.ft. (22.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026