



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



GROUND FLOOR SHOP AND BASEMENT TO LET

NEW LEASE £25,000
PREMIUM REQUIRED £20,000

📍 122 POOLE ROAD, WESTBOURNE, BOURNEMOUTH, BH4 9EF



KEY FEATURES

- Busy high street with high footfall
- Large basement for additional retail space
- Total ground floor area: 682 sq.ft. (86.68 sqm.) plus
Basement: 577 sq.ft. (53.63 sq.m.)

ARRANGE A VIEWING

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SITUATION & DESCRIPTION

122 Poole Road is located on the busy Westbourne high street, a well-established commercial area. The property sits opposite a number of recognised occupiers in the area including Gossip, M&S Foodhall and HSBC, benefitting from consistent footfall. The surrounding area includes a mix of independent businesses and other well-known operators.

The property comprises a former restaurant arranged over ground floor and basement levels. The ground floor provides an open plan layout, including a main front sales area, a secondary rear area and additional storage space with a rear access to the premises.

The basement offers further space suitable for additional retail use.

ACCOMMODATION

Main Sales Area:	577 sq.ft.	(53.63 sq.m.)
Rear Kitchen:	105 sq.ft.	(9.77 sq.m.)
Basement:	577 sq.ft.	(53.63 sq.m.)
W/C Facilities		
Total Floor Area:	1,259 sq.ft.	(116.87 sq.m.)

EPC RATING -

Rating E

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PLANNING

Use class E – former A1/ A2 / A3 Retail, Financial/Professional Services and Restaurant and Cafes

RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £19,500

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 £25,000 with a required premium of £20,000 for fixtures and fittings, which includes - furniture, kitchen equipment and decorations.

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.

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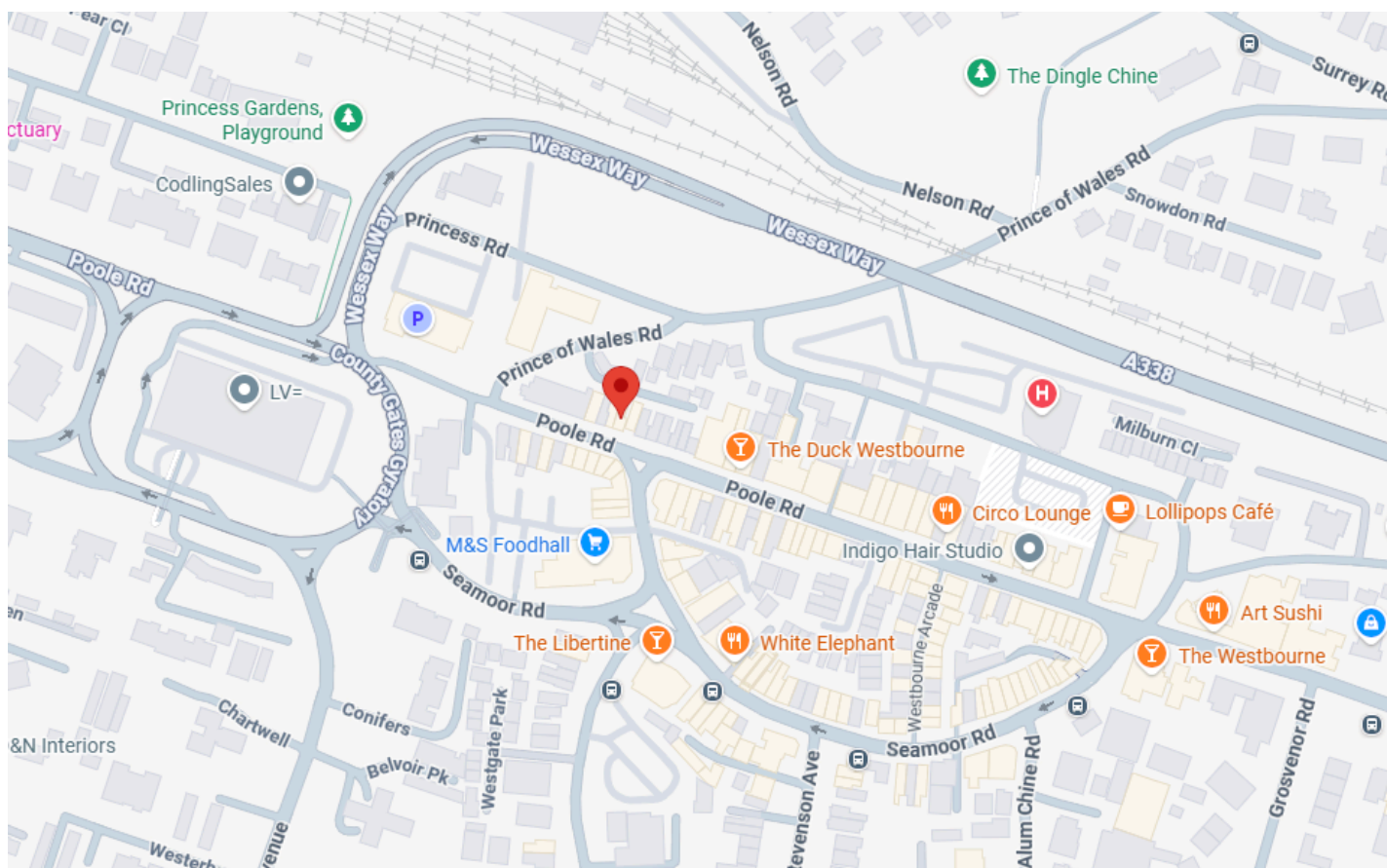


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MAP LOCATION

© 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.

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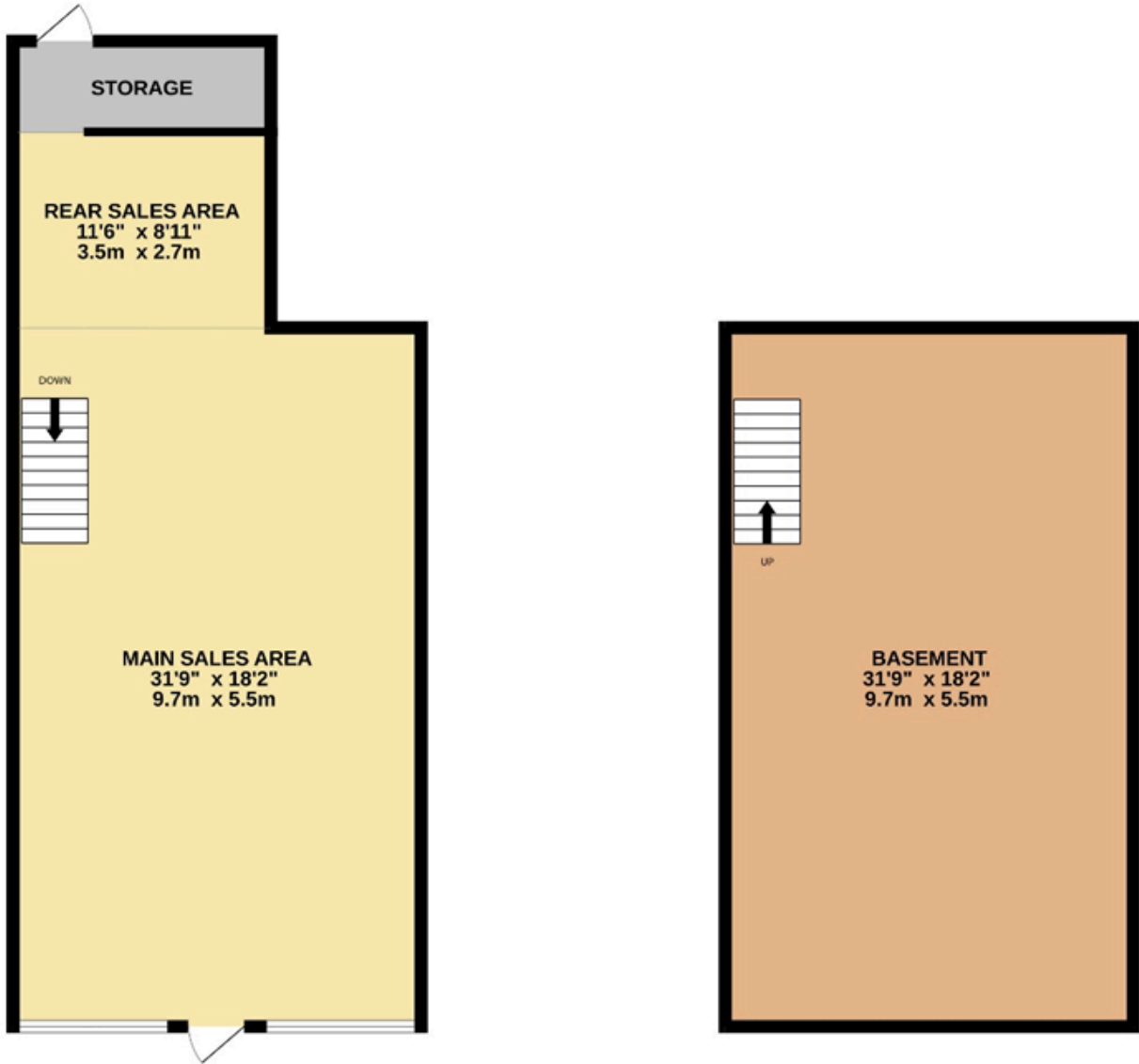
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TOTAL FLOOR
1304 sq.ft. (121.1 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.1 sq.m.) approx.

While 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.
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