



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



# LOCK UP SHOP TO LET

NEW LEASE £8,500 p.a.

📍 62a BARGATES, CHRISTCHURCH, DORSET, BH23 1QL



## KEY FEATURES

- Main road position
- New lease
- Total floor area: 422.22 sq.ft. (39.23 sq.m.)

## ARRANGE A VIEWING

✉ [bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)

☎ 01202 551821

## SITUATION & DESCRIPTION

A single lock up shop unit to let in busy part of Christchurch, Dorset, which will be offered with vacant possession.

Bargates is one of the busiest roads in Christchurch, and connects the town centre with Fairmile, which in turn connects to the main A338 Bournemouth spur road. It therefore carries a high volume of vehicle traffic and also benefits from high pedestrian footfall.

There is on road parking nearby and a pedestrian-crossing almost opposite the premises.

Retailers in the nearby town centre include Waitrose superstore, Marks and Spencers Food and a whole range of smaller businesses, most of the national banks and building societies and a number of restaurants.

## ACCOMMODATION

Front sales area	Depth: 23'5" (7.16m) Width: 23'3" (7.1m)
Rear sales area/stock room	Depth: 8'0" (2.45m) Width: 13'3" (4.04m)
Total sales area:	422.22 sq.ft. (39.24 sq.m.)

Separate kitchenette and WC

## EPC RATING -

Rating B-46

## ARRANGE A VIEWING

## PLANNING

Class E use.

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery.

## RATEABLE VALUE

Currently £6,000 but it is anticipated that in April 2026 the rates will reduce of £5,700.

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 £8,500 p.a.

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £600 plus VAT.

## LEGAL FEES

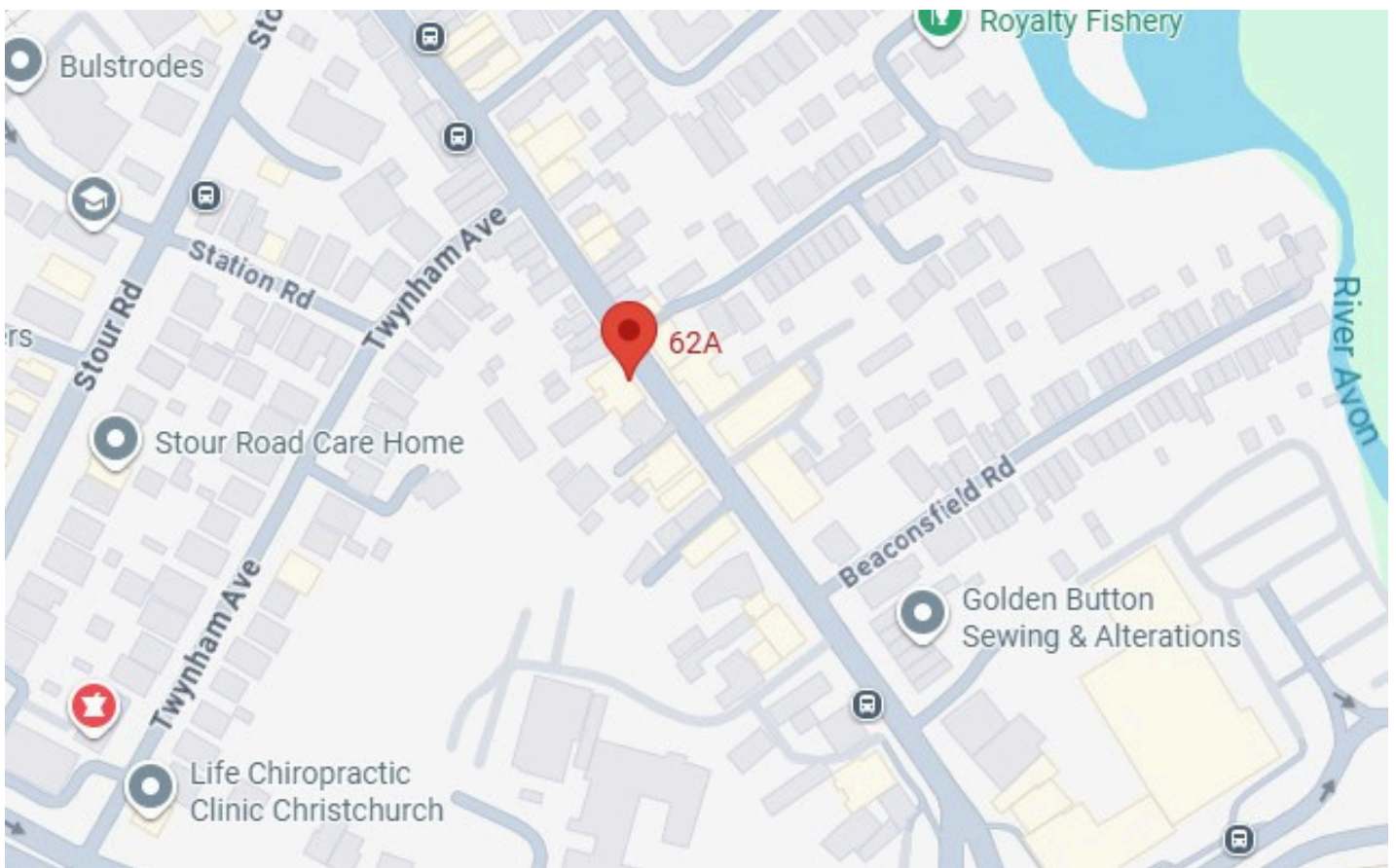
The incoming tenant will be responsible for their own legal fees.

ARRANGE A VIEWING

 [bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)  01202 551821

# 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

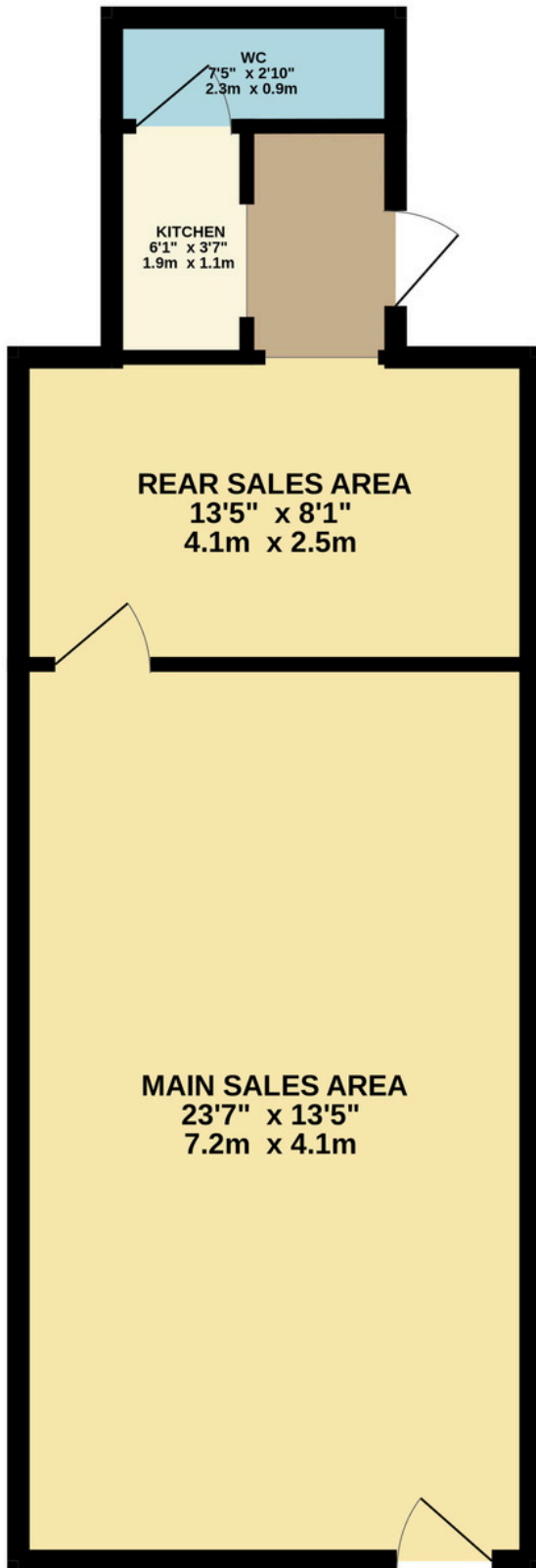
## ARRANGE A VIEWING

 [bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)

 01202 551821



GROUND FLOOR  
491 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.7 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