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# LOCK UP SHOP TO LET

NEW LEASE £14,000 P.A.

📍 1093/1095 Christchurch Road, Boscombe East,  
Bournemouth, Dorset, BH7 6BQ



## KEY FEATURES

- Sales Area : 759 sq.ft (70.5 sq.m.) Approx
- Situated in an established shopping parade at the bottom of Pokesdown Hill

## ARRANGE A VIEWING

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

## SITUATION & DESCRIPTION

The property is situated within an established shopping parade at the bottom of Pokesdown Hill, close to the busy traffic light junction where the A35 Christchurch Road meets Holdenhurst Avenue. This location benefits from consistent levels of local activity and passing trade, given its proximity to a key arterial route linking Bournemouth and Christchurch. The immediate vicinity is characterised by a strong presence of local and specialist retailers, service providers and independent businesses, contributing to a diverse trading environment. Notably, a Sainsbury's Local is positioned directly opposite the premises, providing an established retail anchor within the parade and helping to draw additional footfall to the area.

The premises comprise a double-fronted shop unit which is currently occupied and trading as Ladbrokes. Internally, the accommodation features a series of partitioned walls, the majority of which could be removed if required to create a more open floor layout, subject to the necessary consents. The configuration offers flexibility for a variety of future uses or occupiers. The accommodation will be available from July 2026.

## ACCOMMODATION

Width: 32'00" (9.7m)

Depth: 26'06" (8.1m)

**Sales Area : 759 sq.ft (70.5 sq.m.) Approx**

**Plus a cloakroom**

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## RATEABLE VALUE

Currently £14,000 (proposed from April 2026 £13,750)

## PLANNING

A long established use as a betting shop.

Any use within Use Class E would be considered such as retail office or medical.

The premises are not suitable for catering uses.

## EPC RATING - C

## TENURE

The premises are available on a new lease with terms to be negotiated at a rental of £14,000 p.a. The incoming tenant would be required to pay a 3 month rent deposit.

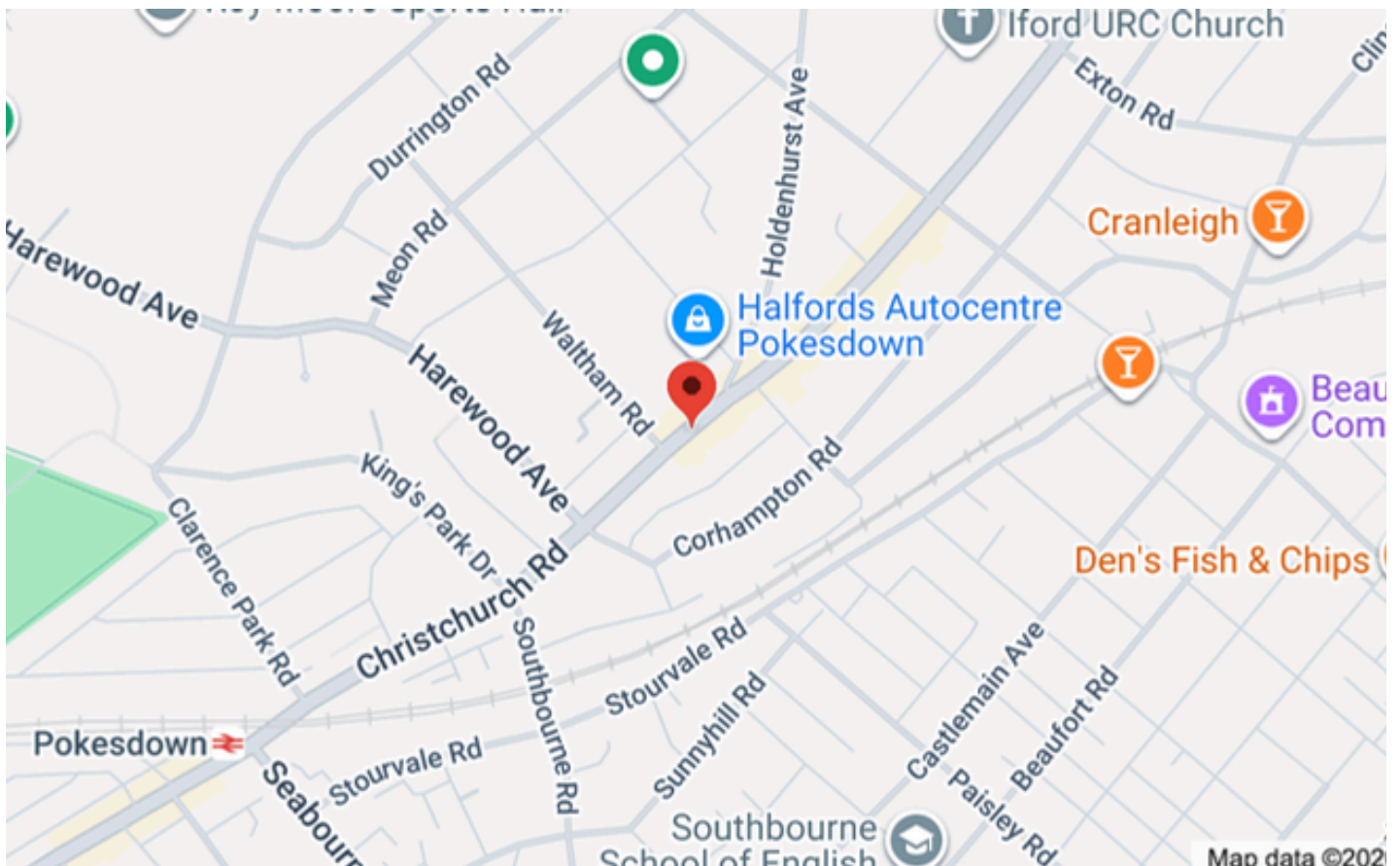
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# MAP LOCATION

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