



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**57 HIGH STREET  
CHRISTCHURCH DORSET BH23 1BB**



**Former Bank Premises  
TO LET**

- Grade II Listed Building in prime central position
- All commercial uses considered including retail, office, medical and catering
- Total Gross Ground Floor Area 4,273 sq.ft. (397 sq.m.) Approx

**Expressions of  
interest sought from  
occupiers for the  
whole or part of the  
ground floor**

**Arrange a viewing today**

**01202 551821**

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

## SITUATION AND DESCRIPTION

Christchurch is a busy market town which caters for the surrounding affluent residential suburbs and it makes up part of the larger conurbation which includes Bournemouth and Poole. Christchurch is approximately 7 miles east of Bournemouth Town Centre. The population of Christchurch is approximately 31,000 and the population of BCP is over 400,000. Christchurch also benefits from a large influx of tourists during the summer months.

The subject property comprises for the former National Westminster Bank. The building is Grade II listed.

Expressions of interest are sought from commercial occupiers for the ground floor, either in whole or in part. The landlords will consider all uses that fall within Use Class E.

The first and second floor offices are being renovated and will be available to rent. There is potential to create a ground floor reception area for the offices. The offices above total 3,100 sq.ft. (288 sq.m.) approx.

## ACCOMMODATION

Gross Ground Floor area: 4,273 sq.ft. (397 sq.m.) approx.

A planning application will be submitted to create a new retail entrance on the side of the building to serve the ground floor and a new entrance from the High Street for the offices.

## RATEABLE VALUE

To be reassessed. Currently a single RV for the entire building.

## PLANNING

Long established use of the premises as the national Westminster bank now use Class E, All commercial uses within Use Class E including retail office catering and medical would be considered by the landlords

## EPC RATING—C

## TENURE

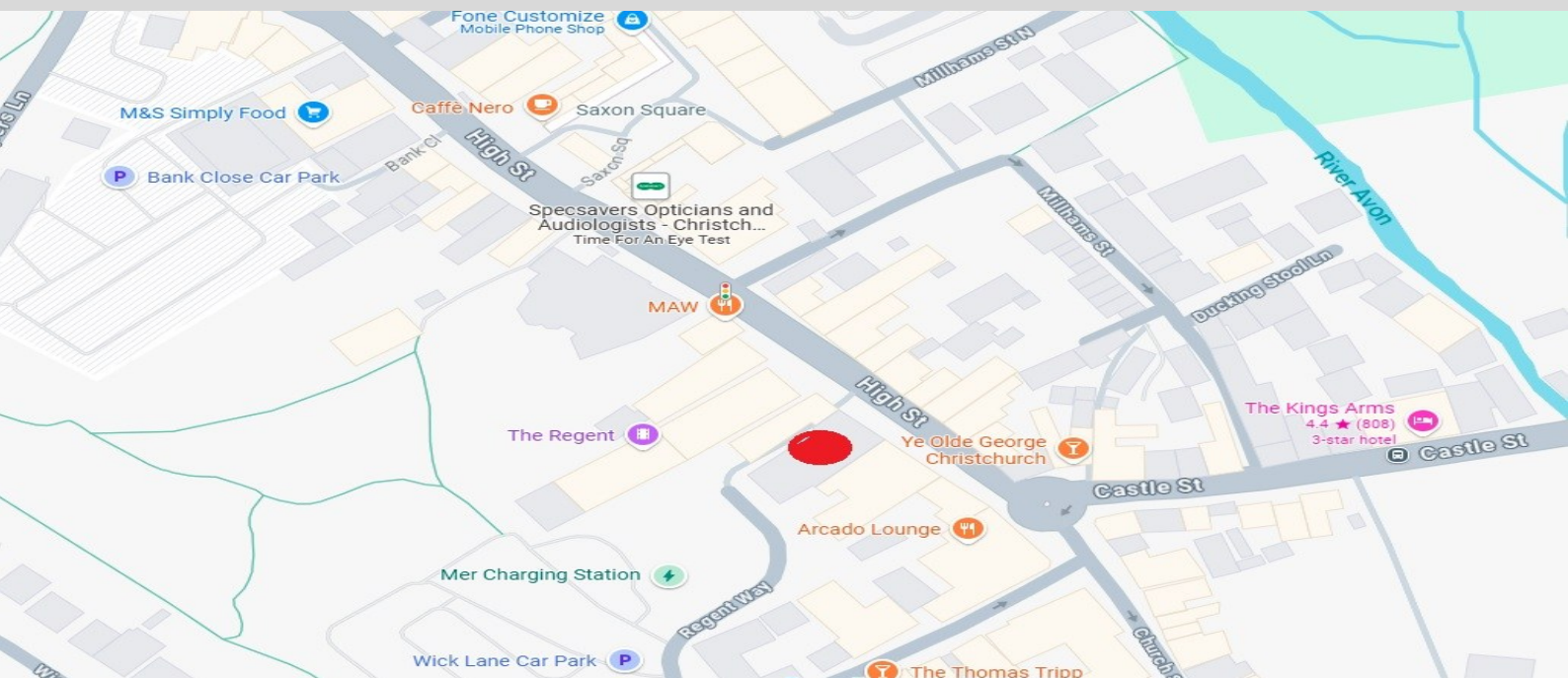
Lease terms and rental to be agreed depending on the size of unit required.

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**

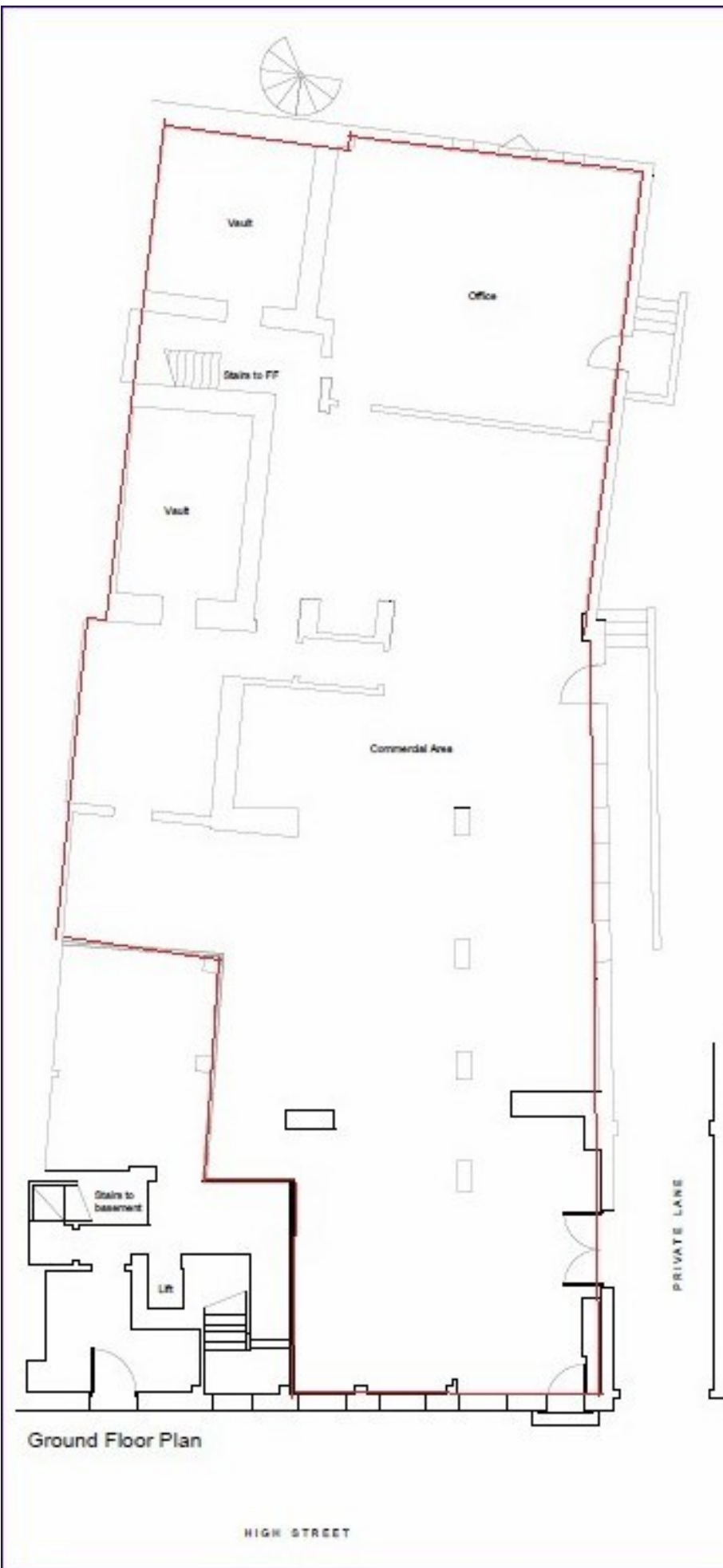


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## MONEY LAUNDERING REGULATIONS

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.



Ground Floor Plan

HIGH STREET

PRIVATE LANE

SCALE 1:100  
 0 1000 2000 3000 4000 5000MM

Rev	Description	Date
-	-	-

  
**ELLIS AND PARTNERS**  
 INDEPENDENT SURVEYORS - VALUERS - PROPERTY ADVISORS  
 Address : 64 Library Road, 4 Dean Park Crescent, Bournemouth, BH1 1LY  
 Telephone : 01202 51910 Email : [barbar@ellis-partners.co.uk](mailto:barbar@ellis-partners.co.uk)  
 Fax : 01202 519110 Web : [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)

Project: **57 High Street Christchurch**

Drawing Title:	
<b>Ground Floor Plan Proposed</b>	
Drawing No:	Rev:
<b>SK-001</b>	-
Scale: As Shown at A3	Date: 02.04.25 Drawn: JRB