JAMIESON MILLS

020 3746 6880

MSU TO LET

UNIT 616/622 | CHRISTCHURCH ROAD | BOSCOMBE

Location
The Sovereign Centre is the primary covered retail offer in Boscombe with over 128,700 sq ft of retail accommodation, linked to the bus station and a 625-space multi-storey car park.

The scheme is home to national brands such as **Lidl, Boots, Sports Direct, Poundland, Savers, F.Hinds, Holland & Barrett, Roman,** plus several independent occupiers.

Annual footfall of approximately 5.2m with a dwell time of 46 minutes and basket spend of £22 per visit.

Catchment within a 20-minute drive of 274,295.

Accommodation
The unit comprises a retail unit with the following approximate net internal floor areas:

Total area	45,209 sq ft (4,200 sq m)

Lease
The property is available by way a new effectively full repairing and insuring lease for a term to be agreed.

Rental
On application.

The rent is exclusive of service charge, insurance, utilities, business rates and VAT. Payable monthly in advance.

Business Rates
We are electronically advised by the VOA that the property is assessed as follows:

Rateable Value	£68,000
Rates Payable (2026/27)	£30,870

Service Charge & Buildings Insurance
Service Charge payable for the year 2026 is approximately £42,326 per annum, with insurance of £1,062 per annum, plus VAT

Energy Performance Certificate
A copy of the EPC Certificate is available upon request.

Costs
All figures quoted are exclusive of VAT where applicable.

Viewing & Further information:
Strictly by prior appointment through sole agents **Jamieson Mills:**

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Email: rjw@jamiesonmills.com

SUBJECT TO CONTRACT & WITHOUT PREJUDICE

sovereign SHOPPING CENTRE

SOVEREIGN SHOPPING CENTRE

Regeneration

NEW RIVER

BOSCOMBE – BOURNEMOUTH, BH1 4SX

ANCHOR RETAILERS

UNIT	RETAILER	SQ FT
–	Lidl	–
21	Poundland	7,830
24 - 26	Sports Direct	5,576

AVAILABILITY

UNIT		SQ FT
LSU1	To Let	52,657
6A	To Let	–
13	To Let	–
17	To Let	–
27	Under Offer	1,840
616-622	To Let	45,209
Kiosk A	To Let	–
Kiosk B	To Let	–
Kiosk I	To Let	–

Planning Use Class E-Commercial Business & Service
From 1 September 2020 available premises may be occupied for alternative uses without the need for a change of use planning application.

area 128,700 sq ft	catchment within 20 minute drivetime 274,295
average travel time 13 minutes	frequency (UK benchmark = 1.3) 1.6
annual footfall 5.2m	basket spend £22.00
average dwell time 46 minutes	total parking spaces 625

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Letting Agents

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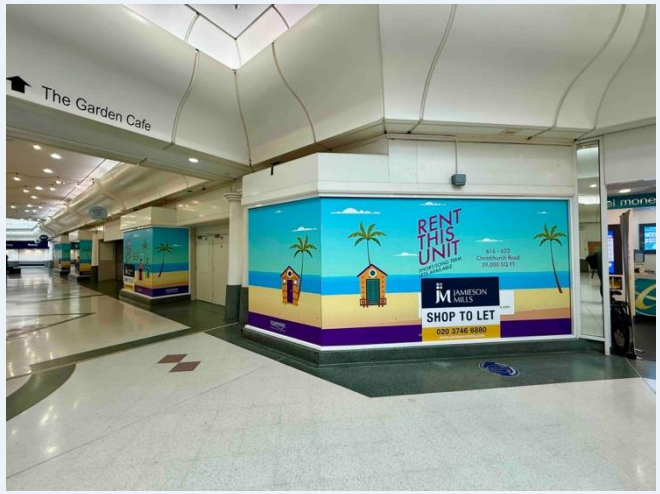

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Subject to contract. Exclusive of VAT.