

KIOSK B | THE SOVEREIGN CENTRE | 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:

Ground Floor	155 sq ft (14.40 sq m)
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Lease

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

Rental

£4,500 per annum exclusive.

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	£4,300
Rates Payable (2026/27)	£Nil

Service Charge & Buildings Insurance

Service Charge payable for the year 2026 is approximately £1,561 per annum, with insurance of £115 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**:

Contact: Richard Mills

Direct Dial: 07831 758755 / 020 3746 6883

Email: rjm@jamiesonmills.com

Contact: Russell Walker

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SUBJECT TO CONTRACT & WITHOUT PREJUDICE



ANCHOR RETAILERS

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

AVAILABILITY

UNIT		SQ FT
LSU11	To Let	52,667
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 C 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.



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



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Subject to contract. Exclusive of VAT.

Letting Agents