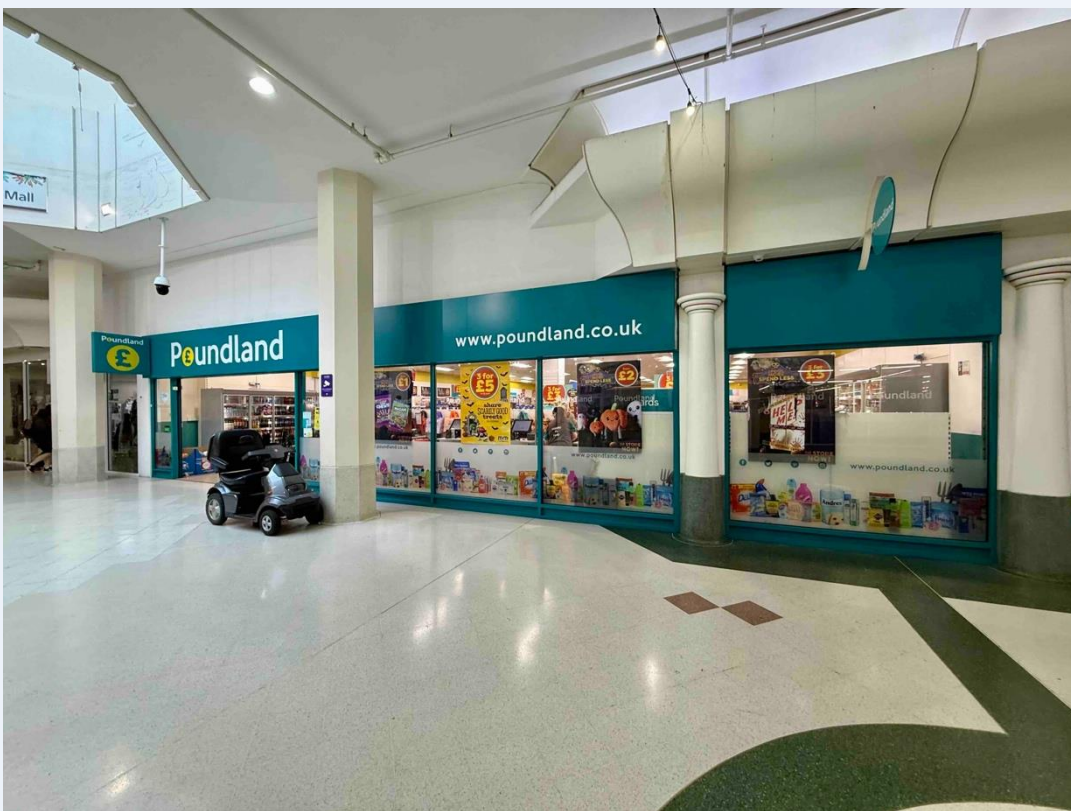


SHOP TO LET (STVP)

UNIT 20/21 | 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	4,725 sq ft (439.00 sq m)
First Floor Ancillary	2,995 sq ft (278.20 sq m)

Lease

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

Rental

£54,500 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	£40,750
Rates Payable (2026/27)	£18,012

Service Charge & Buildings Insurance

Service Charge payable for the year 2026 is approximately £41,285 per annum, with insurance of £1,663 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

Direct Dial: 07974 170 438 / 020 3746 6884

Email: rjw@jamiesonmills.com

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
LSU1	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



This plan is published for the convenience of identification only and although believed to be correct it is not guaranteed, and it does not form any part of any contract.

Misrepresentations Act 1991: Jamieson Mills Ltd for themselves and for the vendors of this property whose agents they are give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, not constitute part of, and offer or contract; b) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely in them as a statement of representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) No person in the employment of Jamieson Mills Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

Subject to contract. Exclusive of VAT.

Letting Agents