

## **FREEHOLD FOR SALE**

**Corner location  
Formerly language school**

**At  
324 Wimborne Road  
Winton  
Bournemouth  
BH9 2HH**

- ❖ **Highly prominent commercial location in heart of Winton Shopping Centre**
- ❖ **Formerly a bank and offices above**
- ❖ **Language school use (F1)**
- ❖ **Total net floor area of 5,628 sq ft over 4 floors**
- ❖ **Potential redevelopment opportunity subject to any necessary consents**
- ❖ **Freehold – Offers invited over £750,000**
- ❖ **Sole Agents**



## LOCATION

The building occupies a highly prominent position at the junction of Wimborne Road with Talbot Road/Alma Road in the very heart of Winton Shopping Centre being close to Waitrose, Betfred, Boots the Chemist, and Lloyds Bank and a good mix of other multiple and local businesses including several pubs and restaurants.

Bournemouth Town Centre is approximately 1.5 miles away and the main Bournemouth University Wallisdown Campus is under 1 mile distance.

The property occupies a rectangular corner site of approx. 0.1 acre with a gross frontage to Wimborne Road of approx. 29' and to Talbot Road of approx. 125'.

There is a parking area to the rear for 2/3 vehicles.



## ACCOMMODATION

Arranged on ground, basement and 2 upper floors.

|                     |             |
|---------------------|-------------|
| <u>Ground Floor</u> | 2,979 sq ft |
| <u>Basement</u>     | 290 sq ft   |
| <u>First floor</u>  | 1,234 sq ft |
| <u>Second floor</u> | 1,125 sq ft |

The layout is predominantly open plan on the ground floor and basement levels with the upper floors providing several good size classrooms, common room and administrative offices, together with kitchens. There are ample cloakrooms with DDA compliant facilities on the ground floor.

Outside  
On site car parking for 2/3 vehicles.

## PRICE

Offers invited over £750,000.

## BUSINESS RATES (source: [www.voa.gov.uk](http://www.voa.gov.uk))

Rateable Value: £70,500 (From 1<sup>st</sup> April 2026)

## ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

## ENERGY PERFORMANCE CERTIFICATE

Assessment – Band D (88).

The full EPC and recommendations report are available on request.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through Sole Agent:-



Contact: Stephen Chiari  
[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk)  
01202 550245

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.



THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.