NETTLESHIP SAWYER | Chartered Surveyors
Commercial Property Consultants

TO LET

Shop and Uppers
High Street location

62 High Street
Christchurch
BH23 1BN

- Prime location on sought after Christchurch High Street
- Nearby occupiers include M&S Food, Card Factory, Superdrug, Cook, British Heart Foundation and Café Nero
- Ground Floor Sales - 484 sq ft
  Store - 227 sq ft
  First Floor Store - 320 sq ft
- Gas and 3 phase electrics
- New lease
- Rent - £22,500 pax
  Incentives Available (subject to status)



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www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

The property is situated in the very heart of the High Street of this bustling, affluent, historic, coastal market town approximately 6 miles east of Bournemouth town centre and on the edge of the New Forest National Park.

The town's harbour, beaches, nature reserves and historically important buildings, including the Priory and castle ruins have made the town a popular tourist destination adding to its population of 48,000.

ACCOMMODATION

Ground floor

Shop	
Sales area	484 sq ft
Store	227 sq ft
Cloakroom / WC	
First Floor	
Store	320 sq ft
Kitchenette	
Total floor area (NIA)	1,031 sq ft

LEASE

The premises are offered by way of a new full repairing and insuring lease, terms to be agreed at a commencing rent of £22,500 pax subject to periodic reviews.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: £15,750 (From 1st April 2026)

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band D (91)

The full EPC and recommendations report are available on request.

VAT

All figures quoted are exclusive of VAT, if applicable.

SERVICES

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

ANTI MONEY LAUNDERING REGULATION

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

VIEWING AND FURTHER INFORMATION

Viewing strictly by appointment through sole agents:-

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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, UTILILTIES 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.