NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

TO LET / FOR SALE

Shop / office

17 Lansdowne Road
Bournemouth
BH1 1RZ

- Located in the heart of Lansdowne commercial centre of Bournemouth
- Shop and stores
- Available
  To Let £19,000 pax
  Sale £250,000
- Some Small Business Rates Relief may apply.
- Available February 2027





01202 556491
www.nettleshipsawyer.co.uk

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

Reference: 30232/SGC

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LOCATION

Situated in the very heart of Bournemouth Commercial District, The Lansdowne approximately 300m from the A338 Wessex Way.

The Lansdowne has seen a surge of development in recent years including significant student accommodation, serviced office buildings and is home to many companies in the financial sector, digital and creative companies and Bournemouth University and Bournemouth and Poole College.

The shop abuts the Lansdowne Road / Oxford Road roundabout only 50m from the Lansdowne and immediately opposite Bournemouth Police Station and Co-Op convenience store.

ACCOMMODATION

Ground floor	
Shop	
Internal Width	22'4
Depth	39'8" max
Net floor area	871 sq ft
Cloakroom / WC	
Rear retail area	271 sq ft
Rear stockroom	271 sq ft

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

Rateable Value: £18,500 (From 1st April 2026)



MEANS OF DISPOSAL

To Let
New full repairing and insuring lease, terms to be agreed at a commencing rent of £19,000 pax.

OR

For Sale
Sale of the Freehold, subject to and with the benefit of 3 Long Leasehold flats over, leases each for 99 years from 23/12/1985 and a further flat where the lease has been extended. All flats pay £60pa ground rent.
Price - £250,000

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band C

The full EPC and recommendations report are available on request.

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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01202 556491



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.





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