

Lot 11, 447-457 Wimborne Road, Winton, Bournemouth,

Dorset BH9 2AN

For sale by Auction on 6th May 2026 (unless sold or withdrawn prior)



Substantial Freehold Retail and Leisure Investment

www.acuitus.co.uk

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Property Information

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- Recently let to B&M until November 2035 (subject to option) and Snap Fitness Gym (www.snapfitness.com/uk/gyms/winton) until September 2040 (subject to option)
- Approx. 3,279 sq m (35,294 sq ft) with allotted car parking for both tenants
- Significant investment by both tenants prior to opening
- Includes separate basement car park (55 spaces) of 1,523.79 sq m (16,401 sq ft) with direct access adjacent to Snap Fitness entrance
- Car Park Licence Fee paid by Gym for use of Basement Car Park (6)
- Prominently positioned with an extensive frontage to Wimborne Road
- Nearby occupiers include Waitrose, Iceland, Domino's Pizza, KFC, Boots and Holland & Barrett
- Popular Bournemouth suburb

Lot

11

Auction

6th May 2026

Rent

£247,250 per Annum Exclusive
(Includes £30,000 per annum Basement Car Park Licence Fee (6))

Sector

Retail, Gym

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

2 miles north of Bournemouth Town Centre, 5 miles east of Poole

Roads

A338, A31, M27, M3

Rail

Bournemouth Train Station

Air

Bournemouth Airport

Situation

The property is prominently located in the established suburb of Winton, approximately 2 miles north of Bournemouth town centre, fronting the busy Wimborne Road. Winton forms one of Bournemouth's principal district shopping locations, serving a large surrounding residential catchment.

Nearby occupiers include Iceland, Waitrose, Domino's Pizza, KFC, Boots and Holland & Barrett together with a wide range of local retailers & restaurants.

Tenure

Freehold.

Description

The property comprises a large building arranged on the ground and first floors, providing a variety store arranged on the ground and part first floors with a gym on part of the first floor, separately accessed from the front.

Both tenants benefit from external parking within their demise as well as HGV access for loading/unloading. The property also benefits from a large basement car park (55 cars), currently let by way of a licence to the gym.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas Approx (sq ft)	Tenant	Term	Rent p.a.x.	Rent Review
Ground Part First	Retail Ancillary	1,557.18 683.21	(16,761) (7,354)	B&M RETAIL LIMITED (t/a B&M)	10 years from 10/11/2025 (1)	£130,000 (1)	10/11/2030
Part First	Gym	889.91	(9,578)	JM GYMS LIMITED (t/a Snap Fitness) (2)	15 years from 30/09/2025 (3)	£87,250 (4)	30/09/2030 (5) 30/09/2035 (5)
Basement	Car Park	1,523.79	(16,401)	JM GYMS LIMITED (t/a Snap Fitness) (2)	Licence from 01/12/2025 (6)	£30,000 (6)	-
Total		4,654.09	(50,095)			£247,250 (6)	

(1) The lease is subject to a tenant option to determine on 09/11/2030. The tenant benefits from a rent free period until 25/09/2026. The seller will make an allowance from completion of the sale until the expiry of the rent free period so that the property will produce £130,000 per annum from completion of the sale. Please see Special Conditions of Sale.

(2) <https://www.snapfitness.com/uk/gyms/winton>. The landlord holds a Rent Deposit of £20,000 +VAT.

(3) The lease is subject to a tenant option to determine on 30/09/2036. The tenant benefits from a rent free period until 30/09/2026. The seller will make an allowance from completion of the sale until the expiry of the rent free period so that the property will produce £87,250 per annum from completion of the sale. Please see Special Conditions of Sale.

(4) The contracted rent in accordance with the lease is £87,250 per annum. By way of a Side Letter dated 11/11/2025, the tenant benefits from a rent concession of £10,000 pa (to £77,250 pa) should the gym membership fall below 2,000 members.

(5) The rent is reviewed 5 yearly, upward only, to the Consumer Price Index (CPI).

(6) By way of a Licence from & including 1/12/2025, JM Gyms Limited pays to the Landlord a Licence Fee of £2,000 pcm (£24,000 pa) for use of the Car Parking Spaces in the basement. The Licence Fee rises to £2,500 pcm (£30,000) when the Gym reaches 2,000 members, which they now have. The Licence expires on 30/11/2028 or with 3 months notice by either party. The property is also subject to a Licence between the Landlord and Bournemouth, Christchurch & Poole Council to pass & repass the Council Car Park to access the basement car park at a base licence fee of £2,500 pa - please see legal pack.

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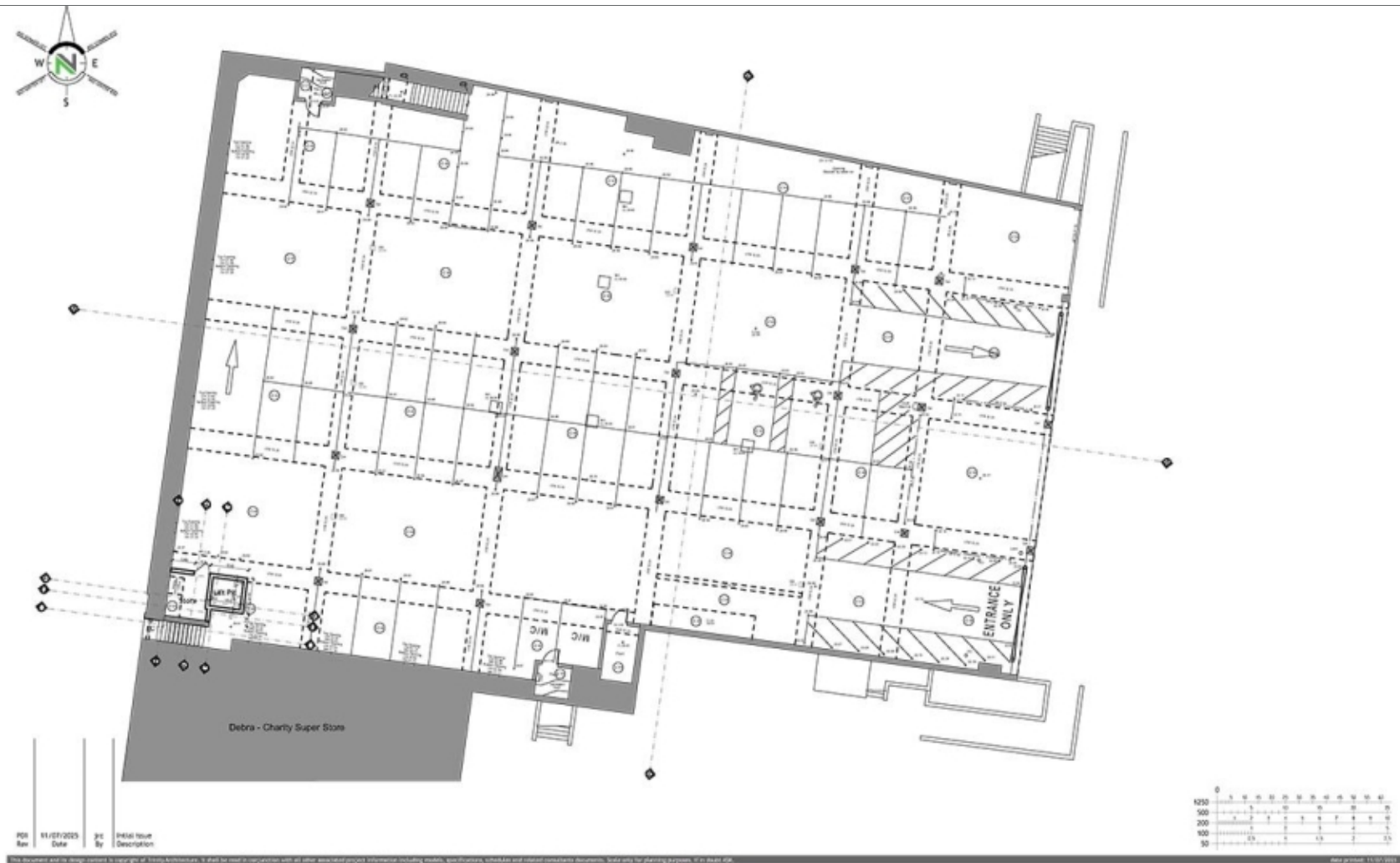


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Rev	Date	By	Initial Issue Description
1	11/07/2025	JJC	Initial Issue

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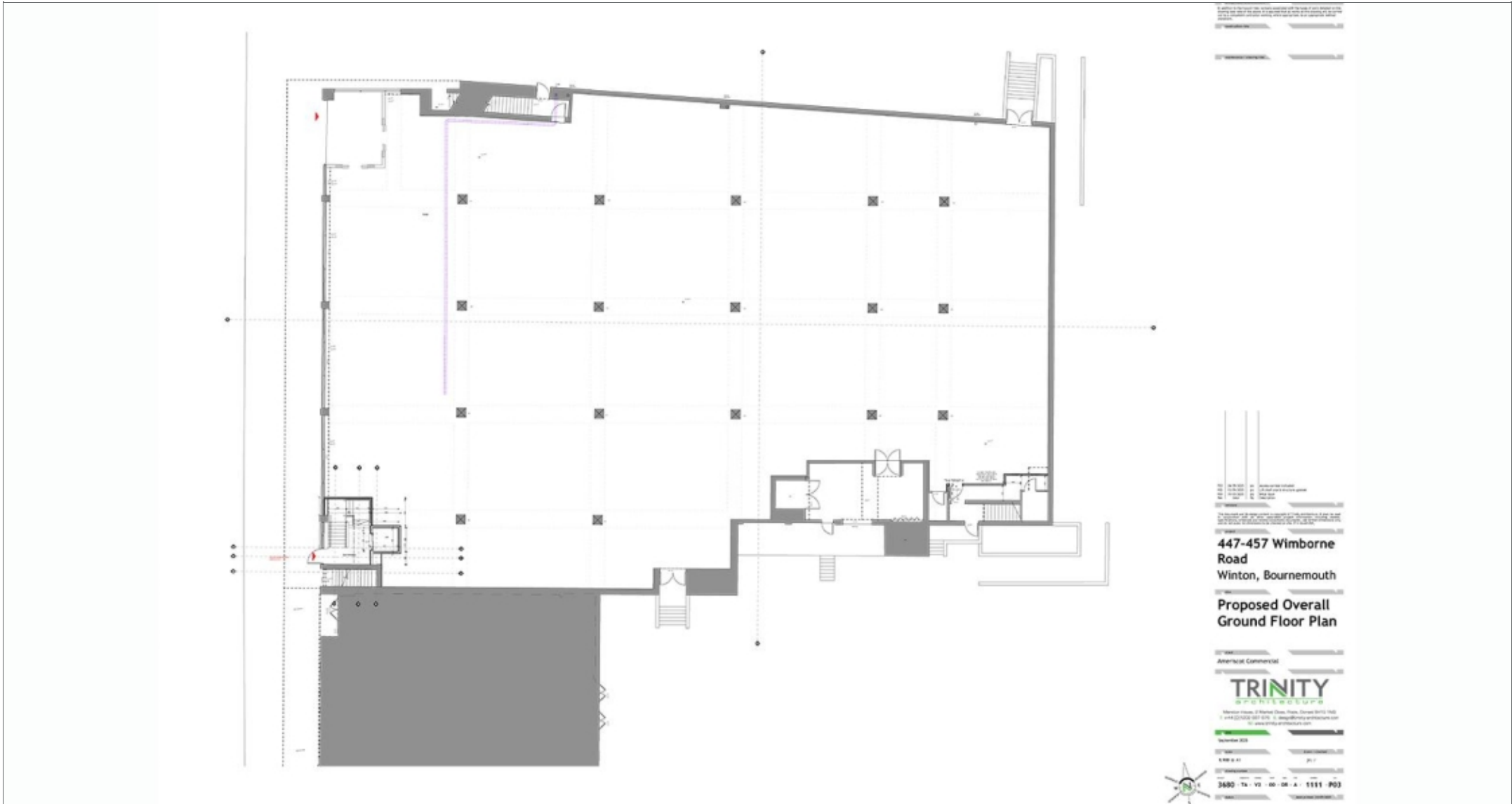
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447-457 Wimborne Road, Winton • Project
 Proposed Lower Ground Floor Plan • Title
 Stirlingham Ltd • Client

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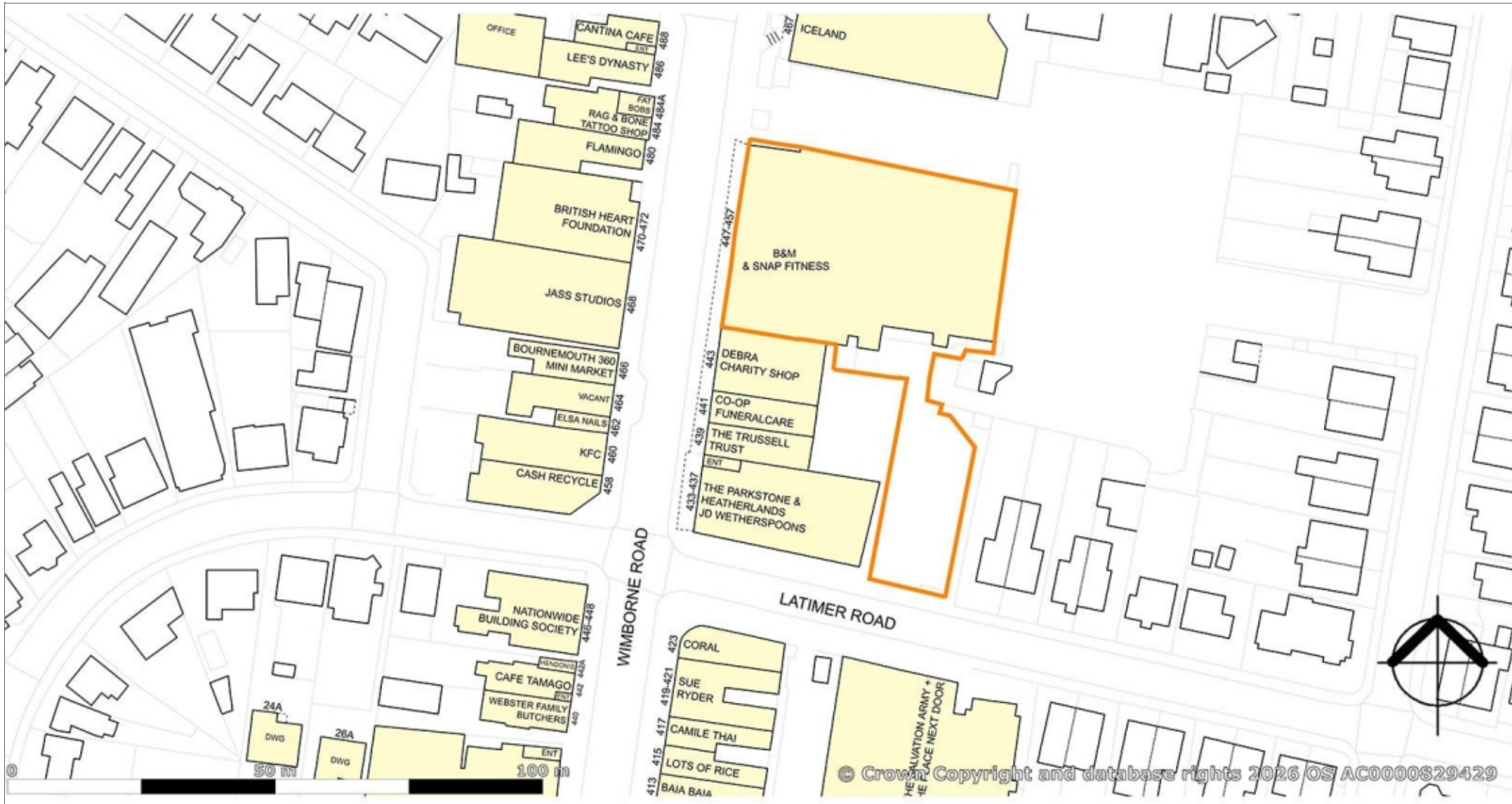
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