Lot 9, 53 Old Christchurch Road, Bournemouth,
Dorset BH1 1DT

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)

acuitus
Real Estate Auctioneering & Investment



Freehold Retail Investment with Redevelopment Potential

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Property Information

Freehold Retail Investment with Redevelopment Potential

- Entirely let to Kokoro UK Limited until 2034 (Subject to Option)
- Prime Pedestrianised Town Centre Location
- Close to Richmond Gardens Shopping Centre and Car Park
- Medium Term Potential for Residential Conversion of Upper parts (Subject to Consents)
- Nearby Occupiers include Barclays Bank, McDonald's, Caffè Nero, Lush and Pandora

Lot
9

Auction
10th December 2026

Rent
£65,000 per Annum Exclusive

Status
Available

Sector
Retail, High Street Retail

Auction Venue
Live Streamed Auction

Location

Miles	5 miles east of Poole, 30 miles south-west of Southampton, 28 miles south of Salisbury, 40 miles southwest of Winchester
Roads	A338, A35, A31, M27, M3
Rail	Bournemouth Railway Station
Air	Bournemouth Airport

Situation

Bournemouth is a major coastal town and commercial centre in Dorset, with an established retail and leisure offering. The town's principal shopping area is centred around Bournemouth Square, Commercial Road and Old Christchurch Road, with Richmond Gardens Shopping Centre and Richmond Gardens Multi-Storey Car Park (859 spaces) located nearby.

The property is situated on the northern side of Old Christchurch Road, one of Bournemouth's principal retail thoroughfares, within the heart of the town centre.

Tenure

Freehold.

EPC

Please refer to the Legal Pack.

Description

The property comprises a ground floor retail unit with ancillary accommodation on three upper floors.

The property benefits from secure, gated rear access via Adeline Lane and offers potential for residential conversion of the upper floors (subject to consents).

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground Basement First Second Third	Retail/Ancillary	101.82 49.36 60.81 47.04 47.04	(1,096) (531) (655) (506) (506)	KOKORO UK LTD (CRN 07729027) t/a Kokoro (2)	15 Years from ??/12/2019)	£65,000	(??/12/2034)
Total Approximate Floor Areas		**306.07(1)**	**(3,295)(1)**				

(1)The floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).
(2) Kokoro UK Limited (CRN 07729027) is a UK restaurant operator specialising in Japanese and Korean cuisine, offering a range of sushi, hot meals and takeaway dishes. For the year ended 31st August 2025, Kokoro UK Limited (CRN 07729027) reported a turnover of £17,689,482, a pre-tax profit of £1,037,777 and net assets of £2,204,770. (Annual Report and Financial Statements as published on Companies House: 05/11/2026). The lease provides for a Tenant option to determine on the lease on ?? of December 2029, subject to 6 months written notice.


TRIDENT
CASINO SLOTS
KOKORO
Robin


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Robin


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TRIDENT CASINO SLOTS


KOKORO
KOKORO
KOKORO
KOKORO
Robin
FEAST . BISTRO
BREAKFAST
BRUNCH
DINNER
SLOTS


RICHMOND HILL
YELVERTON ROAD
ALBERT ROAD
OLD CHRISTCHURCH ROAD
POST OFFICE ROAD
ADELAIDE LANE
VERULAM
GRANVILLE PLACE
ST PETER'S QUARTER
SAINT PE
BOURNEMOUTH ORATORY
IGREJA EVANGELICA LUSO BRASILEIRA CHURCH
TEMPTATION STRIP CLUB & BAR
CREAMS CAFE
CREMMA RESTAURANT
KOKORO RESTAURANT
TRIDENT CASINO SLOTS
BARCLAYS
LLOYDS BANK
GREGGS
SAVERS
ONECUSTOMIZE
GIFT EYES
HOLLAND & BARRETT
ERNEST JONES JEWELRY
COSMO
SUPERDRY STORE
THE MARY SHELLEY PUB - JD WETHERSPOON
TAKA TAKA RESTAURANT
DOWN TOWN
SKIPTON BUILDING SOCIETY
LAYALI RIYADH
TIDAL VAPE
CAFFE NERO
CHA TIME
POCKET GEEK TECH REPAIR
ESQUIRES COFFEE
CARD FACTORY
THE SPRINGBOK
TRAILFINDERS TRAVEL AGENCY
KRISPY KREME
REPAIR HUB
HUNGRY TIGER
CALABRESE
BENTOS
KAIN NAI
APPETITES SANDWICH
STEPHEN NOBLE EST AGT
GENTING CASINO
BLEND ON THE HILL
HOBO JACK TATTOO
KH JEWELS
PAINT N GAME
VICOLO RESTAURANT
CARE DYNAMICS
COSMETIC SKIN CLINIC
L'ANGOLO
TAP & TANDOOR
POST OFFICE
W2 BUBBLE TEA
LC NAILS
TEALITY BUBBLE TEA
SERVICE AREA
STORE+CAR PARK
GARAGE
OFFICE
VACANT
DWG
DWGS
ENT
50 m
100 m
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2026