



The Jazz Cafe, 28 Shore Road , Sandbanks, Poole BH13 7PJ
£7,500,000 Leasehold





Sandbanks

The property is situated on the famous Sandbanks Peninsula, located at the entrance to Poole Harbour, regarded as the second largest natural harbour in the world. Sandbanks is internationally renowned for its water-sports, boating and in addition there is excellent walking, cycling and horse riding along the Jurassic coast, which provides some of the most dramatic scenery. This can be accessed by the Sandbanks car ferry, linking Poole to the popular 'blue flag' beaches at Shell Bay, Studland, Swanage and the Isle of Purbeck. For those less inclined to take to the sea, the County of Dorset offers some of the UK's most beautiful countryside, with a vast array of lifestyle opportunities from the wilds of the New Forest, to manicured, championship golf courses.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London, being approximately 1 hour and 45 minutes. The start of the Wessex Way, (A338) is located approximately 2 miles away and offers access to the M27 motorway with London 1 hour 30 minutes commute. Bournemouth and Southampton International Airports are also nearby and there is a ferry terminus at Poole Harbour with services to the Channel Islands and mainland Europe.

Property Comprises

Situated on Sandbanks Beach, overlooking the golden sands of Dorset's premier Blue Flag beach, The Jazz Café offers an all year round retreat.

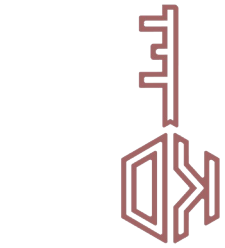
For Sale, the lease of a landmark and long established café/bar and restaurant, Occupied by the current owners for the last 28 years. Being located at the beginning of Sandbanks Peninsula, with visitors from beach goes to dog walkers, enjoying a high level of footfall from the local residential community as well as holiday makers and tourists alike. Located directly on the beach, The Jazz Café is a very long established business which has been highly successful for many years through a long standing ownership and has an extremely profitable trading history offering catering for parties and events of all types from 20 to 150 guests including private dinners, weddings, birthday parties, barbecues and corporate events.

The property has a 21 years remaining on the lease paying £69,000 pa with 3 yearly rent reviews.

The accommodation is arranged over one level and comprises several open dining areas, bi-fold doors to the terrace, wooden flooring and a glorious open log fire, decorated and furnished in a relaxing beach style with artwork and memorabilia surrounding, with serving counter, separate kitchen, office and male and female WCs. Externally, the property has a large terrace for more seating and an ice cream kiosk, all enjoying views over the beach and the sea beyond.

Currently, there is a loyalty scheme running with over 900 members. The Jazz Café is also renowned for their Sunday Lunchtime Jazz Sessions.

This business although fully operational, is not currently open in the evenings, including Friday or Saturday nights, although the licence permits it and therefore offers amazing potential to enhance the already fantastic turnover with opportunities for evening trading with live music.



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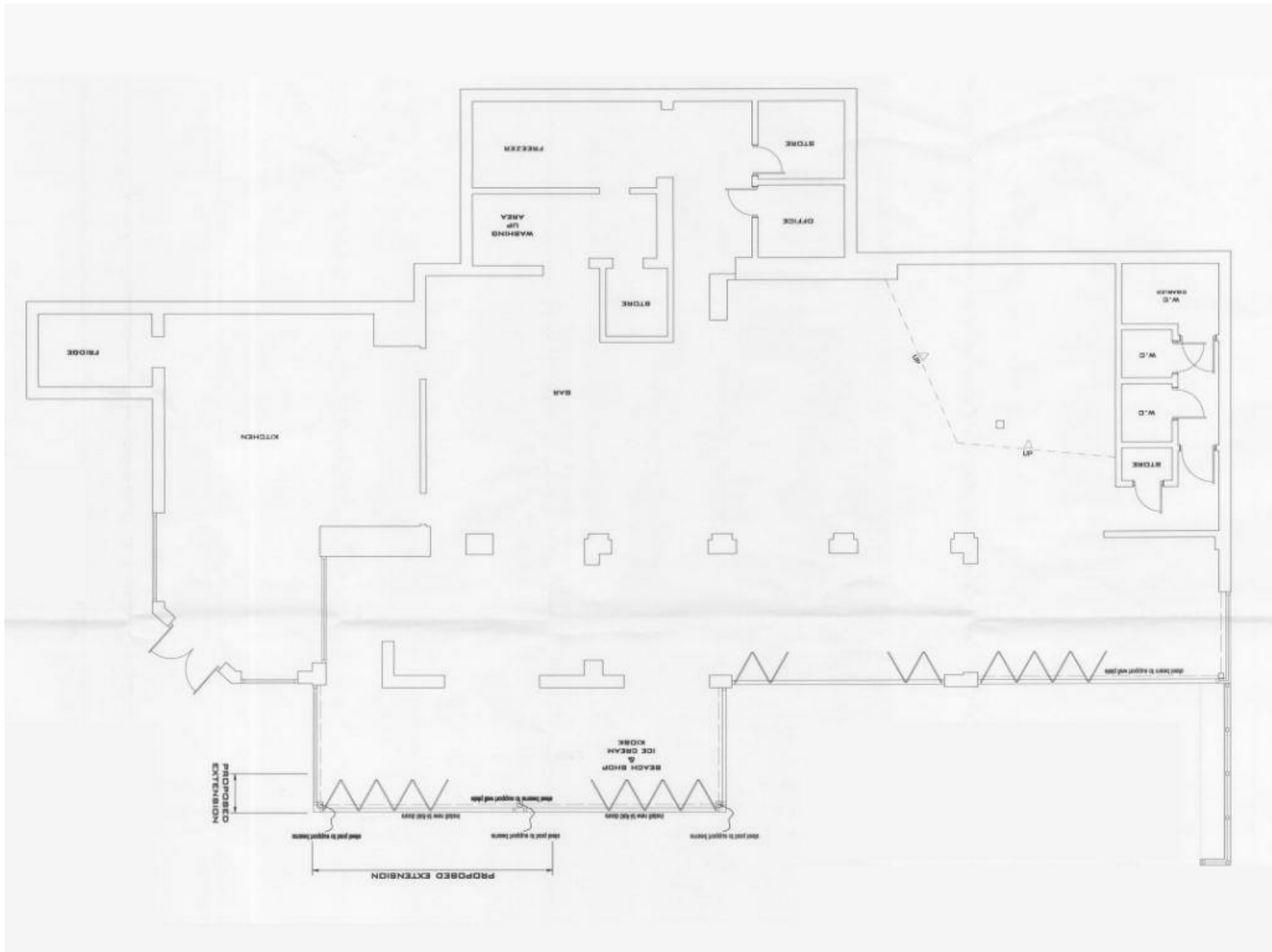
All room dimensions given above are approximate measurements

These particulars are intended only to give a brief description of the property as a guide to prospective buyers. Accordingly:


- Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require further clarification or information.
- They do not constitute an offer of contract for sale.
- All contents are prepared by the Agent and are not intended to constitute an offer of contract for sale.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



Energy Efficiency Rating	
Very energy efficient - lower running costs	A
Energy efficient	B
Decent energy efficiency	C
Below average energy efficiency	D
Below average energy efficiency	E
Below average energy efficiency	F
Not energy efficient - higher running costs	G


 England & Wales
 2002/91/EC
 EU Directive

Category	Rating
Very environmentally friendly - lower CO2 emissions	1
Not environmentally friendly - higher CO2 emissions	7