



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**5 THE TRIANGLE
BOURNEMOUTH DORSET BH2 5RY**



**Restaurant Premises
TO LET**

- 2 Flats above let on AST's (income £21,000 p.a.) with **PROTENTIONAL TO INCREASE.**
- Prime Town Centre Location
- Lease assignment
- Gas and Kitchen Extraction installed

**Rental
£33,000 p.a.
(Premium required)**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The property is located in the vibrant cosmopolitan Triangle Area of Bournemouth Town Centre. As well as the main library for the town the Triangle also has a range of specialist retail shops, office occupiers, restaurants, bars and nightclubs.

The property is a short distance from the prime pedestrianised section of Commercial road. The property is located at the busy road junction where The Triangle, Poole Hill and Commercial Road all meet.

The property comprises a ground floor premises currently trading as a Turkish restaurant together with two flats above which have been let on AST's.

ACCOMMODATION

Width: 23'00" (7.019m)
Length: 47'10" (14.583m)
Total Area: 1101 sq.ft. (102 sq.m.)
Kitchen: 19'2" x 8'3" (5.869m x 2.534m)
Male and Female WC
Storage

Flat 1
2 Bedrooms, kitchen, lounge, bathroom
Let at £950 pcm

Flat 2
1 Bedroom, kitchen, lounge, bathroom
Let at £800 pcm

Total income from flats: £21,000 p.a.

PLANNING

A3 Restaurant - This property falls within Class E commercial businesses and services, which include A1, A2, A3, B1, indoor sports and medical use, crèche/day nursery

RATEABLE VALUE - £14,750

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENURE

Lease assignment.. The current lease is for a term of 20 years from 12th April 2016 at a current rental of £33,000 p.a.

The two flats are let on AST's

PREMIUM

£30,000 for the remainder of the lease, fixtures and fittings.

LICENSING

Supply of Alcohol

Monday to Sunday - 12.00-23.00

Late night refreshment

Monday to Sunday— 23.00-23.30

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: www.ellis-partners.co.uk



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

