



Unit C Hampshire House

39 Bourne Avenue, Bournemouth BH2 6DP

Town Centre Restaurant

To Let – £27,500 per annum

Symonds
& Sampson

ESTABLISHED 1858

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BH2 6DP

Town Centre Restaurant – To Let
£27,500 per annum

- Established Restaurant
- Town Centre Location
- Proximity to Complementary Leisure Operators
 - Ground & Lower Ground Floors
 - 152.70m² / 1,643ft²

Viewing - Strictly by appointment.
Wimborne Commercial office on 01202 843190

The Property

An established restaurant with a double display window and central glazed entrance door fronting directly onto Bourne Avenue. The accommodation is arranged on ground and lower ground floor levels and comprises a restaurant (c.33 covers), basement bar, kitchen and customer WC. It is understood the extraction system requires some work.

Situation

Bournemouth forms part of a large conurbation on the south coast in Dorset. It is a popular tourist destination and an established retail and commercial centre. There is a large student population due with two universities situated in the town.

The subject property occupies an accessible location within the town centre and is opposite the Central Gardens. It is close to the prime shopping area and benefits from proximity to complementary leisure operators including bars and restaurants. There is a public car park nearby.

Services

It is understood that all main services are connected to the property.

Business Rates

Rateable Value £19,000

Local Authority

BCP Council 01202 123456

Code for Leasing Business Premises

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:-

www.leasingbusinesspremises.co.uk

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Lease Details

The property is available on a new lease for a term of years to be agreed.

Energy Performance Certificate

The property has an Energy Performance Rating of C (57)

RW/23



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