

2 HIGH STREET (PI RESTAURANT)

Poole Quay, Poole, Dorset, BH15 1BW



Key Highlights

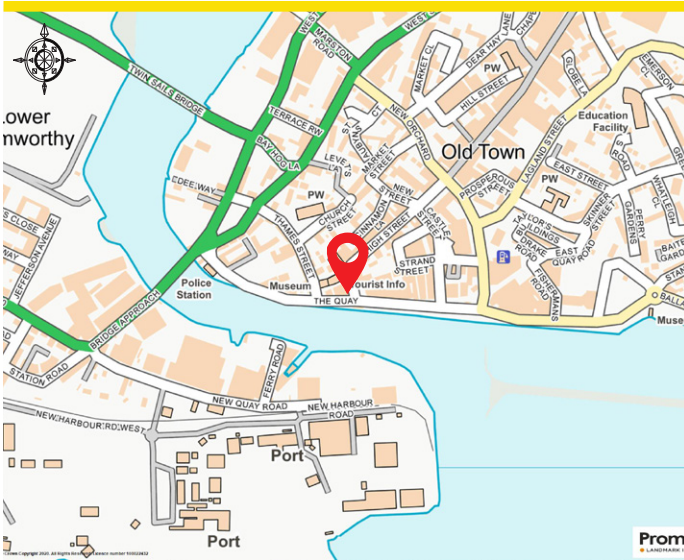
- Recently fully fitted quayside restaurant and bar opportunity
- Ground and first floor customer areas (88 covers)
- External seating extends to 80+ covers during peak season
- Most recently operated by Pi Pizza
- Prominent quayside location amongst a wide selection of hospitality operators
- Located adjacent to daily boat trips and cruises around Poole Harbour and to Brownsea Island
- Freehold available subject to vacant possession guiding £850,000

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Location

Poole is a large coastal town and port located on the south coast of England. Poole has an estimated population of 151,500 (mid-2016 census); the wider BCP district has an estimated population of 465,000. The town has one of the world's largest natural harbours, accommodating cross channel ferry services as well as proximity to numerous Blue Flag beaches. The property occupies a prominent location on the front of Poole Quay which is just south of the main commercial centre. Within close proximity is Poole Museum and a substantial number of pubs, restaurants, cafes and hotels including Rockfish, St TrOpez Lounge and Bistro Du Vin. Poole Harbour historically benefits from high increases in visitor numbers with the natural amenities of the Harbour being one of the areas most popular attractions.

The area is administered by Bournemouth, Christchurch and Poole Council.

Distances to key locations follow:

	MILES	KM
London	112	180
Southampton	37	60
Weymouth	32	51
Jurassic Coast	23	32
Bournemouth	6	10
Sandbanks	5	8

Property Description

The two-storey property occupies an end-terrace location on The Quay with a long return frontage to High Street. The property is of traditional brick construction with painted elevations and wood fenestration under

a pitched slate roof with dormer windows. Pavement seating is available on both The Quay and High Street frontages (subject to licensing status).

Internal Description

The property has recently been reconfigured to provide an open plan ground floor customer area (30) with a bar servery and bespoke open plan pizza kitchen area with fitted Valoriani gas fired pizza oven. Ancillary space includes cellar, storage and accessible WCs. The first floor benefits from dual stairwell access to front and rear and is configured to provide a larger customer area (58) with the front section having waterside views. Located centrally is a second open kitchen with a separate service kitchen with storage behind.

The second floor is accessed internally and comprises four rooms and an office. There is scope to reconfigure, subject to the necessary consents.

With the exception of the second floor, the property has been extensively refurbished to a high standard and benefits from recent infrastructure and services improvements.

The following are approximate Gross Internal Areas:

FLOOR AREA	M ²	FT ²
Ground	175	1,878
First	177	1,908
Second	47	504
Total	399	4,290

The Business

The business has most recently been operated by Pi Pizza, an independent restaurant group. No financial information or warranties will be provided.

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Premises Licence

The property benefits from a premises licence that permits various activities including the sale of alcohol 11.00 – 00.00 Monday to Sunday.

Fixtures & Fittings

We understand that the extensive inventory of fixtures and fittings may be purchased subject to negotiation.

Tenure

Freehold. The property is available freehold with vacant possession.

Price

£850,000 for the freehold interest. VAT and Stamp Duty Land Tax may apply.

Rating

The subject property is entered on the 2017 Rating List with a Rateable Value of £46,300 with a reduction to £31,400 from the effective date of 1 April 2023.

The small business 2022/2023 49.9p/£. Please refer to the Government website for the latest rates information.

Planning & Conservation

We understand the premises has historically traded as a public house and most recently as a restaurant and bar business. The building is Grade II listed and located in the Town Centre Heritage Conservation Area.

Energy Performance

The property has an C-67 Energy Performance Asset Rating.

Viewing

Viewings can be arranged strictly by appointment via sole selling agents, Savills. Please do not approach the business directly, particularly if visiting the property for a discreet customer visit in the first instance.

Contact

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