

TO LET

FORMER
NIGHTCLUB
PREMISES

PRIME BOURNEMOUTH
TOWN CENTRE POSITION

ST ANDREWS CHURCH
EXETER ROAD, BOURNEMOUTH, BH2 5AQ

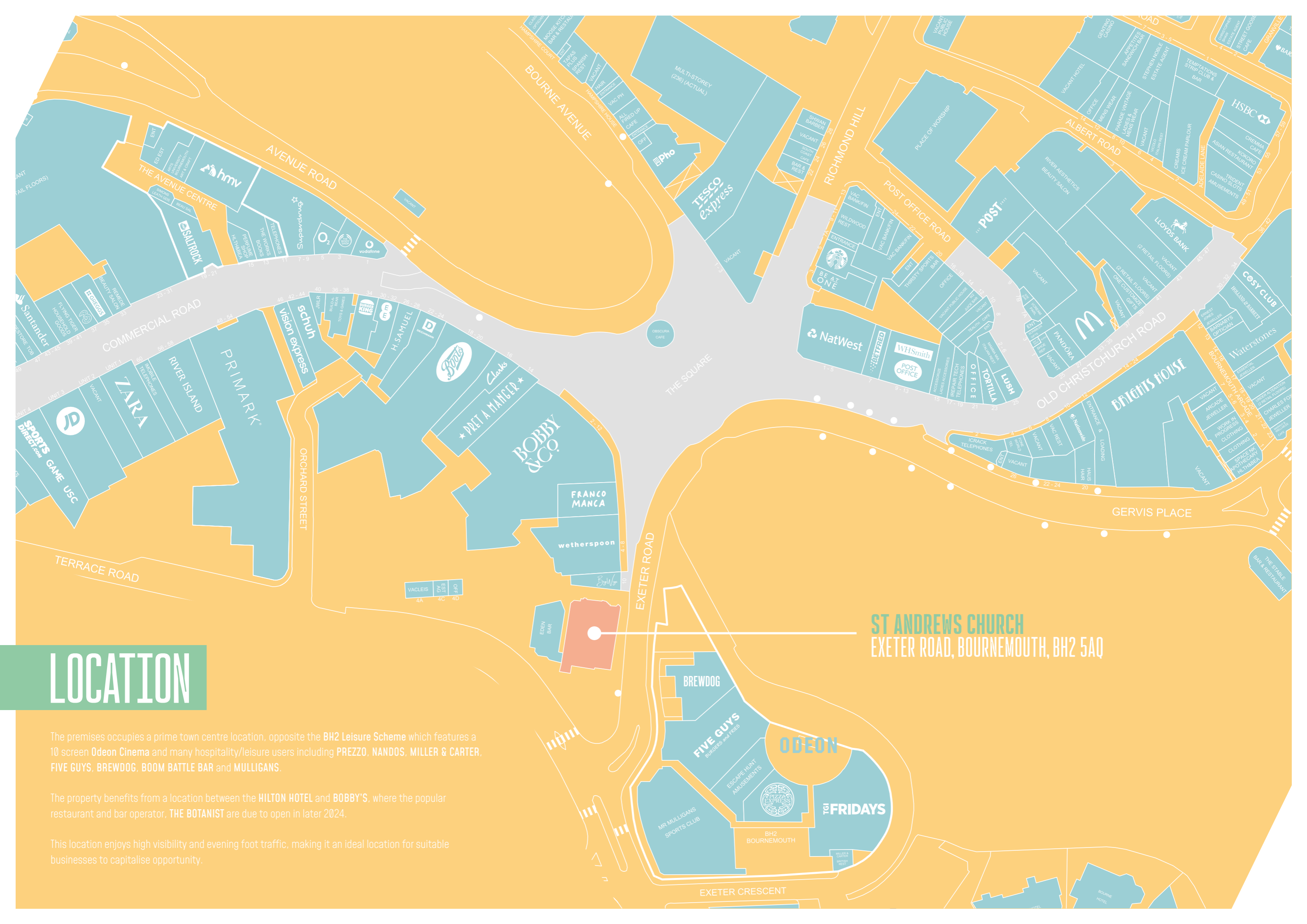
SUMMARY

- RARE OPPORTUNITY TO ACQUIRE A FORMER NIGHTCLUB PREMISES IN BOURNEMOUTH TOWN CENTRE
- A VARIETY OF USES TO BE CONSIDERED
- LOCATED OPPOSITE THE POPULAR BH2 LEISURE SCHEME
- 719.32 SQ M // 7,740 SQ FT
- APPROX. 130M FROM BOURNEMOUTH SQUARE
- LATE NIGHT LICENCE AVAILABLE UNTIL 3AM (LICENSING CERTIFICATE AVAILABLE THROUGH THE AGENTS)

TERMS

QUOTING RENT:
£110,000 PER ANNUM EXCLUSIVE





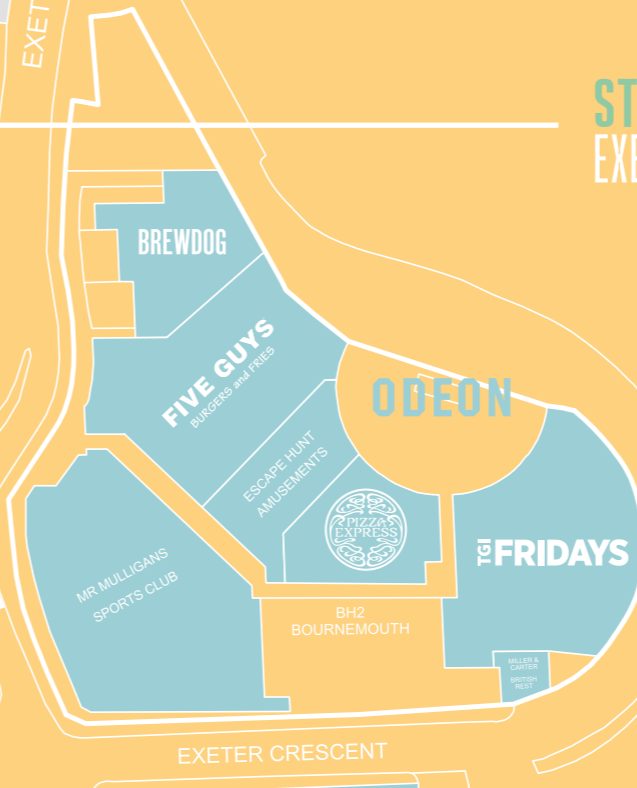
LOCATION

The premises occupies a prime town centre location, opposite the BH2 Leisure Scheme which features a 10 screen Odeon Cinema and many hospitality/leisure users including PREZZO, NANDOS, MILLER & CARTER, FIVE GUYS, BREWDOG, BOOM BATTLE BAR and MULLIGANS.

The property benefits from a location between the HILTON HOTEL and BOBBY'S, where the popular restaurant and bar operator, THE BOTANIST are due to open in later 2024.

This location enjoys high visibility and evening foot traffic, making it an ideal location for suitable businesses to capitalise opportunity.

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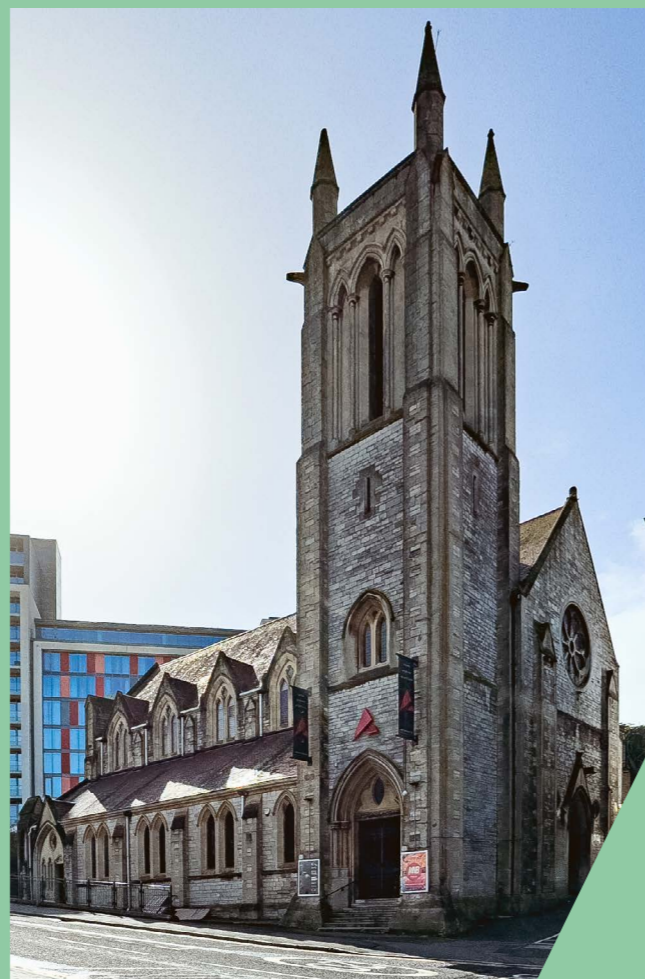


DESCRIPTION

This former nightclub premises offers a unique opportunity in the heart of Bournemouth Town Centre for a variety of entertainment and leisure uses.

The building is accessed via Exeter Road, into a foyer which in turn provides ground floor access to the expansive main hall. The property benefits from existing infrastructure, being the former bars/serving areas on either side of the main hall and the well-presented cloakroom areas, in addition to storage, office and preparation rooms.

The balconies surrounding the main hall are accessed via two staircases, either side of the main stage or via a spiral staircase from the foyer/entrance hall. The balconies consist of padded booth seating throughout with an additional bar and serving area, prominently positioned over the main hall and former stage.



ACCOMMODATION

GROUND FLOOR	432.15 sq m // 4,650 sq ft
FIRST FLOOR/BALCONIES	287.17 sq m // 3,090 sq ft
TOTAL	719.32 sq m // 7,740 sq ft

TERMS

The premises are available to let by way of a new full repairing and insuring lease, for a term to be agreed, at a commencing rent of **£110,000 per annum**, exclusive of all other outgoings.

LICENCE

The property benefits from a late night premises licence until 03:00 Monday-Sunday.

A copy of the certificate is available through the agents upon request.

LEGAL COSTS

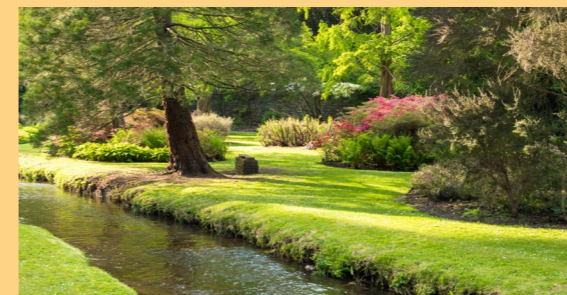
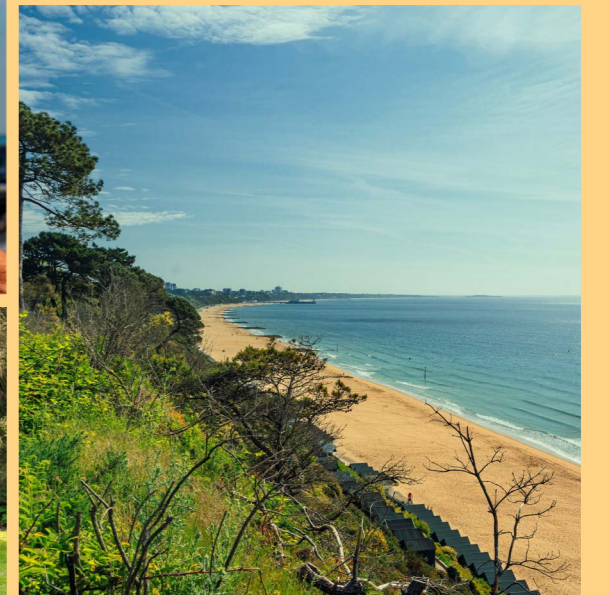
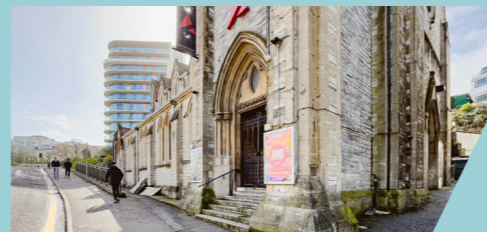
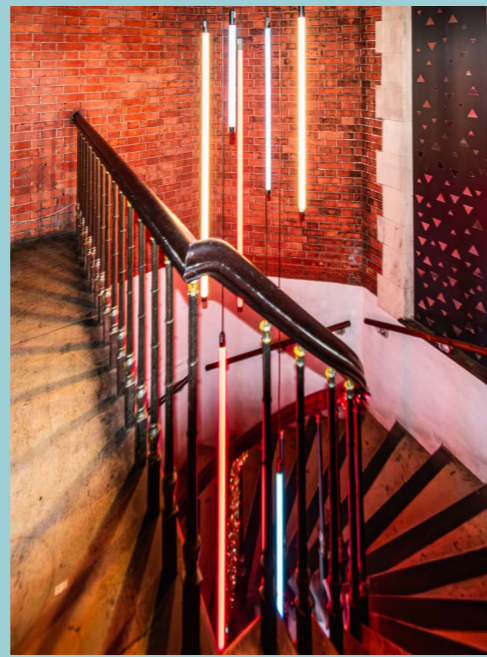
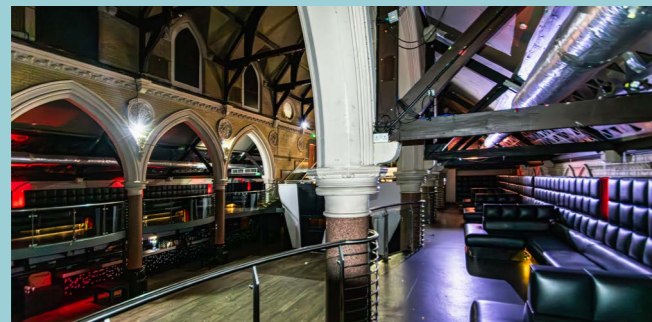
Each party are to bear their own legal costs incurred in the transaction.

RATEABLE VALUE

£108,000 (from 1.4.23) Rates payable at 49.9p in the £ (year commencing 1st April 2023)



BOURNEMOUTH



EPC RATING

B - 26

VIEWINGS



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THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.