

CHRISTOPHER CREEKE

2 HOLDENHURST ROAD · BOSCOMBE · BOURNEMOUTH · BH8 8AD

LEASEHOLD

PUBLIC HOUSE IN PRIME TOWN
CENTRE LOCATION



*Please note the photography was taken while the property was open and trading. The signage and external terrace have now been removed.

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- **Leasehold**
- **Part of an established retail and leisure pitch in Bournemouth**
- **Situated amongst an abundance of student accommodation**
- **Close to occupiers including O'Neill's, KFC, Starbucks, Subway and Tesco Express**
- **Rental offers invited for the new lease (subject to landlords consent)**
- **Current rent £63,559 per annum**
- **Premises currently closed**
- **GIA - 684 Sq M (7,363 Sq Ft)**
- **[Google Street View Link](#)**

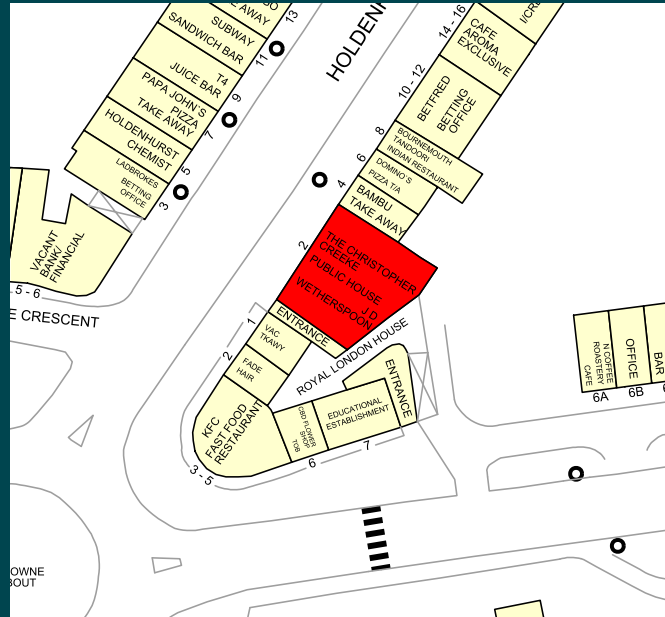
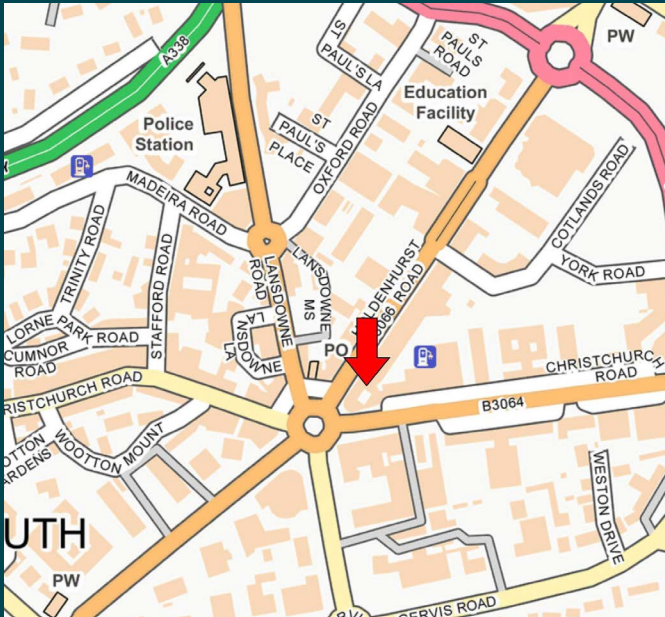
LOCATION

Bournemouth is a large coastal student town in South East Dorset situated 6.7 miles east of Poole and 4.5 miles west of Christchurch. The Christopher Creeke occupies a prominent position on Holdenhurst Road with occupiers including O'Neill's (M&B), KFC, Starbucks, Subway and Tesco Express in close proximity. The property is also situated adjacent to one of Bournemouth's most popular late-night venues, The Old Fire Station. Bournemouth University is less than 10 minutes away by car and the surrounding area benefits from a number of car parks, hotels and student accommodation properties.

Bournemouth Station is located 0.4 miles north of the property providing regular train services via the South Western Railway line. Bournemouth benefits from strong road links including the A338 linking the town to nearby Poole and the A31 to Southampton and A35 to Honiton.

DESCRIPTION & ACCOMMODATION

The property comprises the basement, ground and first floor of a larger three storey building with exposed brick and painted rendered elevations beneath a flat roof. Externally there is a small terrace at the rear of the first floor. The second floor comprises residential apartments which do not form part of the demise and we understand that these are vacant.



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Ground Floor: Open plan trading area with central bar servery, glasswash area and disabled WC.

Basement: The basement comprises ancillary accommodation including the trade kitchen, office, stores, staff room, cellar and customer WC's.

First Floor: Open plan trading accommodation with a second bar servery at this level in addition to customer WC's.

Please note that the second floor is not included in our clients demise.

APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading Area	259	2,788
First	Trading Area	190	2,045
Basement	Ancillary	235	2,530
Total		684	7,363

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

TENURE

Held on a lease expiring 23rd June 2039 at a current rent of £63,559 per annum subject to fixed 7.5% rent reviews on 24th June 2024 and five yearly thereafter. There is a tenant break option dated 24th June 2024. Approximately £4,000 per annum is paid as service charge. The property is available by way of a new longer lease (subject to landlords consent).

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RATEABLE VALUE & EPC

2023 Rateable Value - £49,000

EPC: D-87

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 3am Monday to Sunday.

TRADING INFORMATION

Historic trading information may be made available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Please note that the majority of the fixtures and fittings and all of the kitchen equipment has been removed. All tills, IT equipment, leased and branded items are not included. Stock has also been removed from the premises.

VIEWINGS & TERMS

The premises is currently closed and no formal viewings will be permitted unless arranged prior through the joint selling agents Savills and CBRE.

Rental offers are invited for a new lease (subject to the landlords consent).

To see further available JD Wetherspoon public houses across the UK please visit:
jdwdisposals.co.uk



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DISCLAIMER: April 2023

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