



Primmer Olds **BAS**

TO LET/FOR SALE

Vacant Former Bar & Restaurant in Strong Location

19 LANSDOWNE ROAD & 15-19A LANSDOWNE ROAD, BOURNEMOUTH BH1 1RZ

KEY FEATURES

- Prominent Location within Area of High Student Population
- Close to Central Business District
- Suit a Variety of Concepts
- Allocated parking



Primmer Olds B-A-S
43 High Street, Wimborne, Dorset, BH21 1HR
Enquiries: Call us on 01202 887 555



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19 & 15-19A LANSDOWNNE ROAD

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DESCRIPTION

The subject premises are located in the very heart of the Lansdowne area where most student accommodation blocks are located. There is significant ongoing development of both accommodation and teaching facilities 'on the doorstep' and accordingly the premises are very well located to benefit from the associated opportunities.

At ground floor level is a spacious bar. Also at ground floor level are male & female WC's.

At basement/ lower ground floor level is a good-sized restaurant and bar together with a large commercial kitchen plus ancillary areas.

The property benefits from two allocated car parking spaces to the rear together with a beer cellar also at ground floor level.

We understand that the premises are licenced for 200 customers at any one time and also have the benefit of a favourable Premises Licence which permits certain 24-hour licenced activities.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Bar Area	1,064	98.88
Rear Lobby	76	7.06
Restaurant	1,500	139
Commercial Kitchen	396	36.80
Beer Cellar	128	11.90
Total Internal Area	3,160	293.64

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

TERMS

The premises are available either to let or for sale as follows:

TO LET

By way of a new full repairing and insuring lease for a term to be agreed at £35,000 per annum exclusive of rates VAT (if applicable) and all other outgoings.

FOR SALE

Offers are invited in the region of £450,000 subject to contract for the long leasehold interest.

RATES

Rateable Value £12,000

Source - voa.gov.uk

The 2023/2024 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating D93

PLANNING

Under the new planning regulations, we believe that the current permitted use of the ground floor to be us class 'E' which includes uses such as retail, professional services, café, health clinics, indoor recreation/sport and office.

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.

IMPORTANT NOTE

The marketing of these premises is being undertaken with the agreement of the current tenant, in order to mitigate the losses of the landlord and those of the tenant but strictly without prejudice to the rights of the landlord in respect of arrears of rent, current and future rents and other obligations of the tenant.

VIEWING & FURTHER INFORMATION: CALL 01202 887 555

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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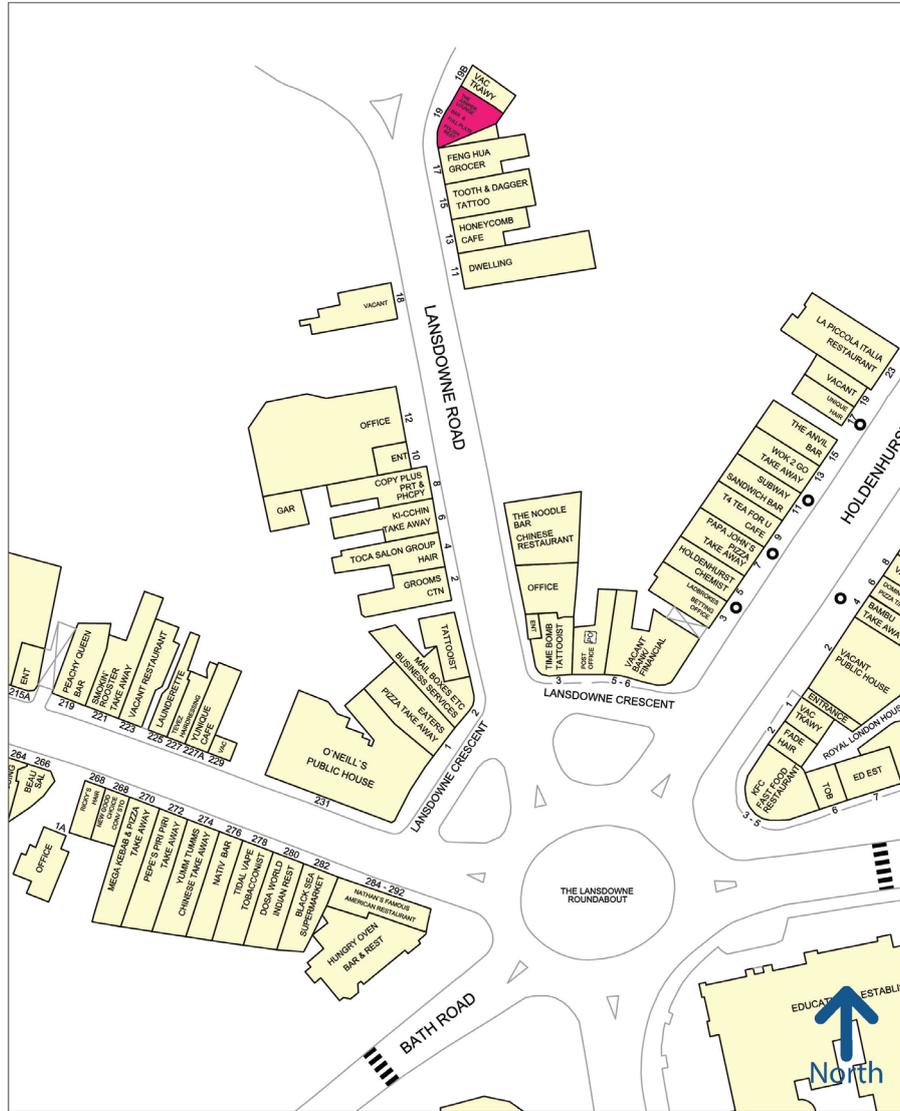


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Bournemouth - Central



50 metres

Experian Goad Plan Created: 14/08/2023
Created By: Primmer Olds BAS



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