



# For Sale

Restaurant  
**Investment**  
let on a **new**  
**lease** with  
**development**  
potential

**7 Station Approach**  
Broadstone, Poole  
Dorset, BH18 8AX





## Summary

- Restaurant investment let on a **new 20 year lease**
- Located on **Station Approach**, within the **popular** and **affluent** suburb of Broadstone
- Tenant has been in occupation for **over 25 years**
- Strong **restaurant trading position** located amongst numerous bars, restaurants and hot food takeaways
- Future **development potential** with opportunity to convert the first floor to residential
- **Freehold**
- Currently **not elected for VAT**

## Proposal

Current passing rent:  
**£15,000 per annum exclusive**

Price:  
**£325,000**

## Broadstone

Broadstone is a popular commercial and shopping district within the Poole/Bournemouth/Christchurch conurbations. It is an affluent and popular suburb and plays host to a variety of national operators, as well a local independent retailers, cafes, restaurants, coffee takeaways and financial and professional service providers. Operators represented in Broadstone include:

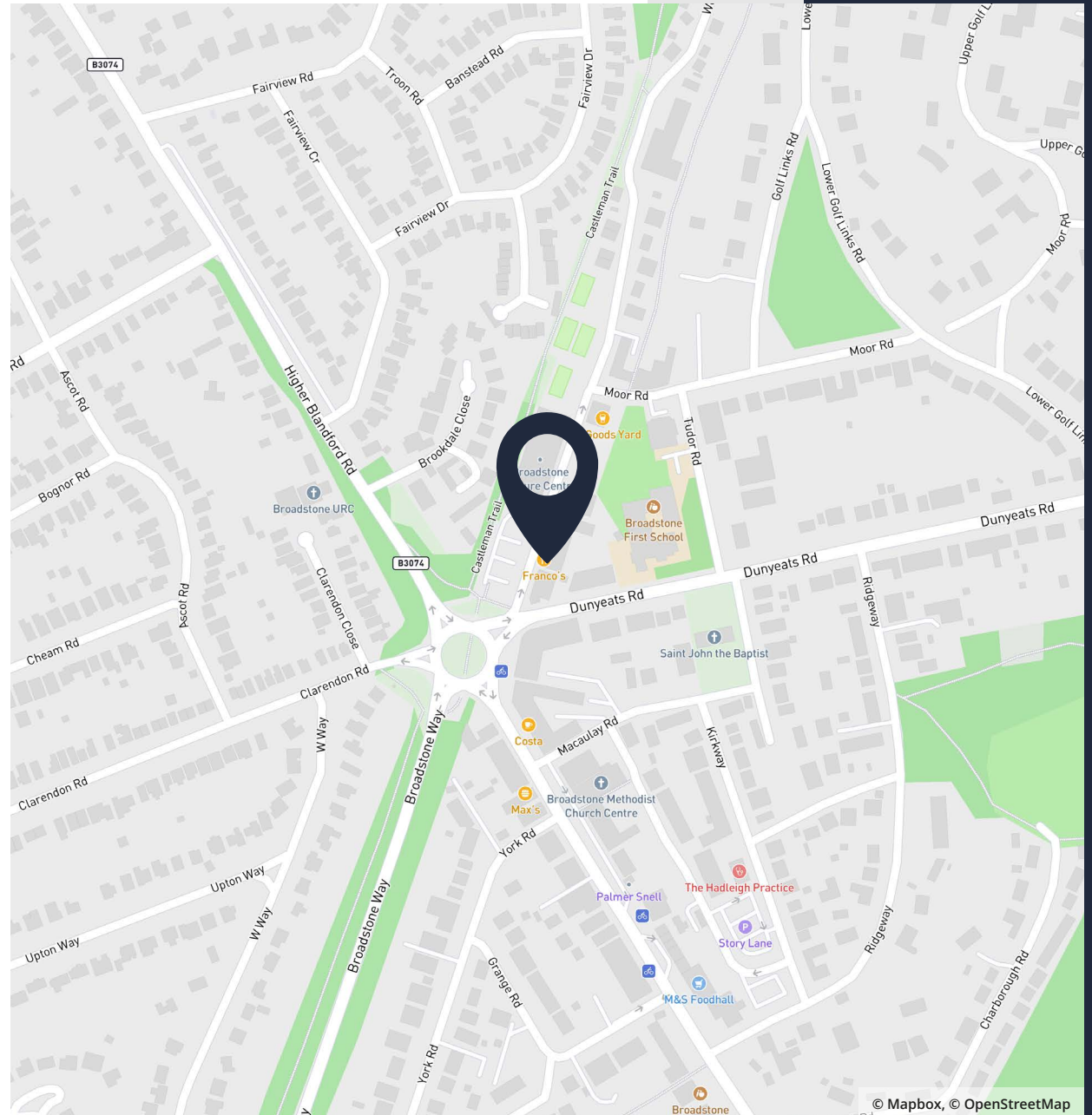
**M&S**  
FOODHALL



**TESCO**  
*Express*

**LloydsPharmacy** **COSTA**

**Nationwide** **BARCLAYS**







## Description

The premises are arranged over ground and first floors and currently provide a main open plan restaurant seating area on the ground floor with kitchen facilities to the rear of the premises. To the front of the premises there is a decked area providing further outdoor seating. Accessed via an internal staircase the first floor currently provides male and female WCs together with a number of rooms being used for storage.

## Accommodation

The accommodation with approximate net internal areas and dimensions are arranged as follows:

Ground floor	85 sq m // 915 sq ft
First floor	45 sq m // 485 sq ft

Outside:

Decking area to the front of the premises  
To the rear car-parking for 1 vehicle

## Tenancy

The following lease terms have been agreed with the tenant:

<b>Tenant</b>	Francesco Groppo
<b>Term</b>	20 years from completion
<b>Current passing rent</b>	£15,000 per annum exclusive
<b>Security of tenure</b>	The lease excludes the security of tenure provisions of the Landlord & Tenant Act 1954 (part 2) as amended
<b>Rent reviews</b>	The lease will incorporate upward only open market rent reviews upon every 5th anniversary of the term
<b>Type of lease</b>	Full repairing and insuring
<b>Demise</b>	Entire property

## Future Development Potential/Agreement with Tenant

Planning permission has been granted for a single storey extension to the rear of the property under Application No. app/23/00757/F

The parties have entered into an agreement which states that once the landlord carries out the works to create a single storey extension to the rear and relocates the customer toilets, the tenant will surrender to the landlord its interest in the first floor of the property.

## Tenure

Freehold.

## Price

**£325,000**

We have been informed by our client that the premises are currently not elected for VAT.

## EPC

C - 64

## Legal Costs

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

## Viewings

Strictly by prior appointment through the sole agents, **Goadsby**, through whom all negotiations must be conducted.



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Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

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.