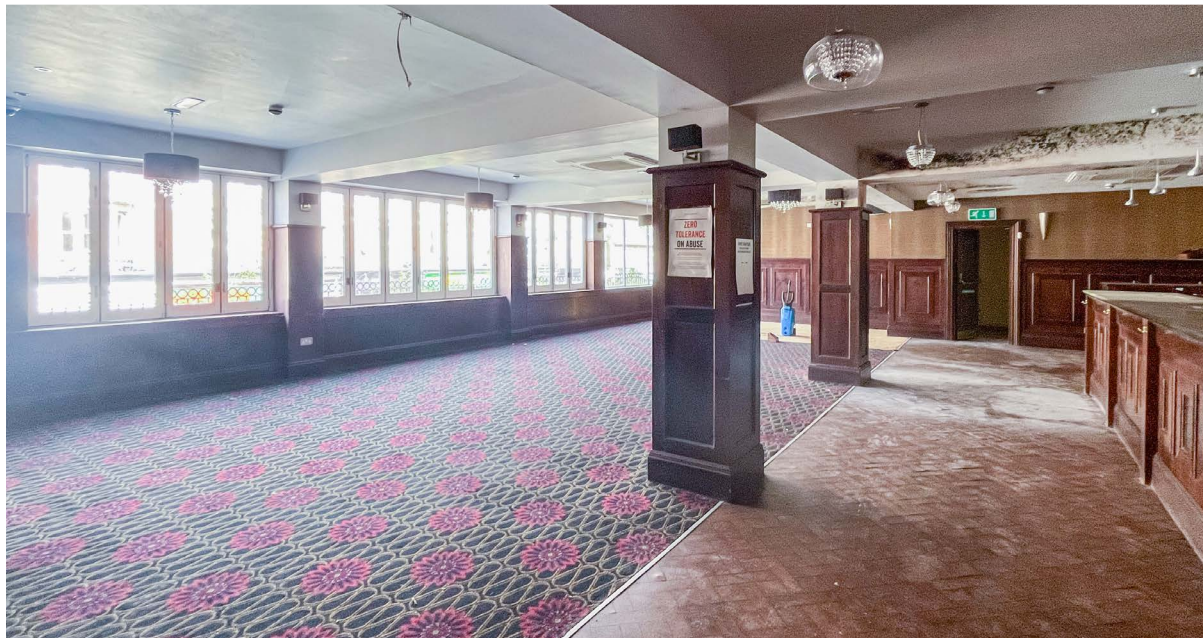


TO LET

SUBSTANTIAL RETAIL/FOOD & BEVERAGE OPPORTUNITY IN A BUSY BOURNEMOUTH BUSINESS/STUDENT DISTRICT



2 HOLDENHURST ROAD, BOURNEMOUTH, DORSET, BH8 8AD



SUMMARY

- » RARE OPPORTUNITY TO ACQUIRE A LARGE RETAIL/FORMER FOOD & BEVERAGE PREMISES
- » LOCATED WITHIN BOURNEMOUTH'S BUSINESS/STUDENT DISTRICT
- » IN THE VICINITY OF OCCUPIERS SUCH AS O'NEILL'S, STARBUCKS AND THE OLD FIRE STATION NIGHTCLUB
- » A VARIETY OF USES TO BE CONSIDERED, SUBJECT TO TERMS
- » OPPORTUNITY FOR EXTERNAL SEATING (SUBJECT TO NECESSARY CONSENTS)

Quoting Rent:

£60,000 per annum exclusive



Prime location and very accessible via car, bus & train

Bournemouth is an affluent town and one of the major commercial centres on the south coast, located approximately 105 miles south-west of London and 32 miles south-west of Southampton. The site occupies a prominent position fronting Holdenhurst Road in the Lansdowne district, approximately 350m from the A338 Wessex Way which provides dual carriageway links to the A31 and M27 beyond.

The Lansdowne district, which has witnessed a surge in development activity over the recent years, is home to many companies in the financial services, digital and creative sectors as well as Bournemouth University and Bournemouth & Poole College.

Bournemouth mainline railway/coach stations and award winning beach are approximately 350m (5 minute walk) and 1km (9 minute walk) from the site respectively.

The opportunity is located on Holdenhurst Road, close to the junction of Lansdowne roundabout. Holdenhurst Road is one of the main thoroughfares into Bournemouth Town Centre and forms part of the prime business and student district.

Occupiers in the vicinity include **SPRINKLES**, **PAPA JOHN'S**, **SUBWAY**, **TESCO EXPRESS** and **STARBUCKS**. A variety of independent occupiers are also represented, including **AROMA CAFÉ**, **SOHO BAGEL CO** and **WOK 2 GO**.

BY CAR

- » Southampton 32 miles
- » Bristol 76 miles
- » Exeter 84 miles
- » London 105 miles

BY TRAIN

- » Poole 9 minutes
- » Southampton 28 minutes
- » London Waterloo 1 hour 45 minutes
- » Bristol Temple Meads 2 hours 30 minutes

Situated in the heart of Lansdowne, just a 10 minute walk to the beach

Approximate travel time sourced from google maps



Isle of Purbeck

Sandbanks

Brownsea Island

Poole Harbour

Poole Bay

Hilton

Bournemouth Pier

bic Bournemouth International Centre

b62

Nationwide

Vitality

Bournemouth Beach

2 Holdenhurst Road

BU Bournemouth University

Regus

astute.com

BARCLAYS

Lester Aldridge

BU Bournemouth University

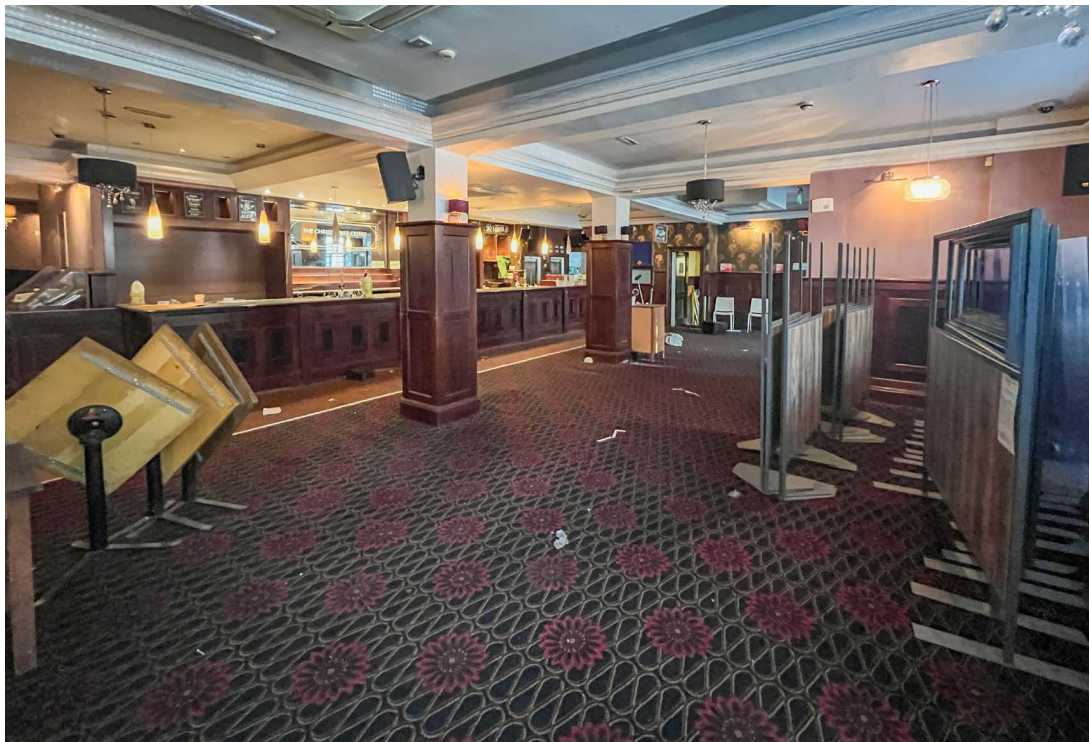
Premier Inn

Handelsbanken

Cotlands Road Car Park

Bournemouth Travel Interchange

Bournemouth Railway Station



DESCRIPTION

The property is arranged over basement, ground and first floors. The ground floor currently provides an open plan sales/serving area with the former serving bar still in situ. A DDA compliant W/C is also located on the ground floor.

The basement is accessed via an internal staircase and comprises of ancillary accommodation, including the kitchen (with extraction), office, storerooms, staff room, male/female cloakrooms and a cellar. A further internal staircase provides access to the first floor which is open plan with a further fitted bar and male/female cloakrooms. The building benefits from a dumbwaiter which serves all three floors.

The property benefits from an external terrace, accessed via the first floor. The previous occupier also benefitted from outside seating, fronting Holdenhurst Road.

ACCOMMODATION

Ground Floor	259 sq m	2,788 sq ft
First Floor Mezzanine	190 sq m	2,045 sq ft
Basement	235 sq m	2,530 sq ft
Total	684 sq m	7,363 sq ft



TERMS

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of **£60,000 per annum**, exclusive of all other outgoings.

RATEABLE VALUE

£49,000 (from 1.4.23)

EPC RATING

D - 87

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.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

LEGAL COSTS

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

FURTHER INFORMATION/VIEWINGS

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



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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.