

THE QUAY

21 THE QUAY · POOLE · BH15 1HJ

LONG LEASEHOLD

SUBSTANTIAL WATERSIDE PUBLIC
HOUSE FOR SALE ON BEHALF OF
JD WETHERSPOON



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- Long leasehold at a peppercorn rent
- Lease expiry in 2121 (97 years unexpired)
- Exclusive waterside location
- On established licensed circuit
- Substantial trading operation
- High standard of fit out
- External seating provided by way of a pavement licence
- GIA – 1,170 Sq M (12,594 Sq Ft)
- Offers in excess of £1.75m, plus VAT if applicable, are invited for our clients long leasehold interest
- [Google Street View](#)

LOCATION

Poole is an exclusive and popular tourist destination on the south coast which is located approximately 30 miles south west of Southampton and 5 miles west of Bournemouth. Poole train station is located within 800 metres to the north of the property with Poole Ferry Terminal road communications also being within 500 metres of the property which provides services to Jersey, Guernsey, Cherbourg and St Malo.

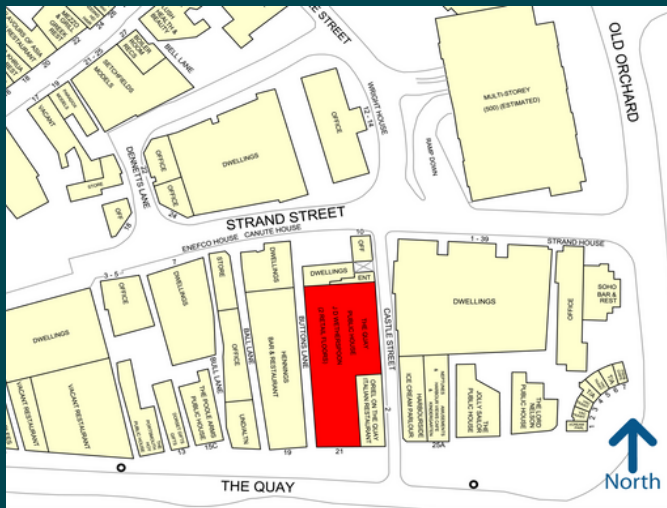
The Quay occupies a prominent position in an exclusive waterside location which forms part of the Old Town of Poole. The surrounding area is made up of a mix of prime residential and commercial properties with occupiers nearby including the Oriel Restaurant, the Jolly Sailor public house (Greene King), the Lord Nelson (Hall & Woodhouse), Tesco Express, Banana Wharf, the Poole Arms (Stonegate Pub Company) and the Portsmouth Hoy (Hall & Woodhouse).

DESCRIPTION & ACCOMMODATION

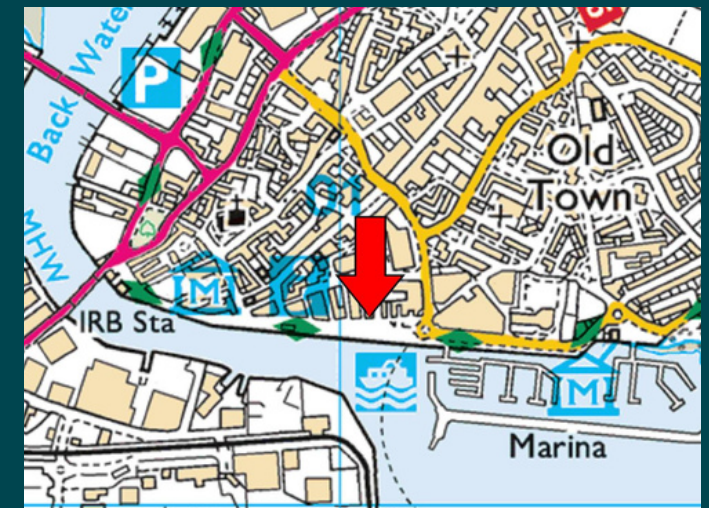
The Quay occupies the ground and part first floor of a five storey property which is of brick construction with painted and part rendered elevations. Externally there is a beer terrace which is held by way of a separate pavement licence.

Ground Floor: Substantial trading accommodation with bar servery to one side. This area is laid out with a variety of loose tables and seating in addition to customer WC's, a small storage area and glasswash room.

First Floor: Additional trading accommodation with bar servery to one side. Additional customer WC's along with a catering kitchen, staff room with WC's, beer cellar, office, managers flat and additional store rooms.



*The car parking bays shaded blue are excluded from the demise at ground floor



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APPROXIMATE FLOOR AREAS

The property has the following approximate gross internal floor areas.

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	547.5	5,894
First	Trading/ Ancillary	622.5	6,701
Total		1,170	12,594

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

TENURE

The premises are held on a lease for a term of 125 years from 6th November 1996, expiring on 5th November 2121 at a fixed peppercorn rent.

RATEABLE VALUE & EPC

2023 Rateable Value - £151,100
An EPC is in the course of preparation.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:30 Sunday to Thursday and 2:00 Friday and Saturday.

TERMS

Substantial offers are invited for the benefit of our clients long leasehold interest, plus VAT if applicable.

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PLANNING

The property is Grade II listed and falls within a conservation area.

TRADING INFORMATION

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

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers in excess of £1.75m, plus VAT if applicable, are invited for our clients long leasehold interest.

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DISCLAIMER: March 2024

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