



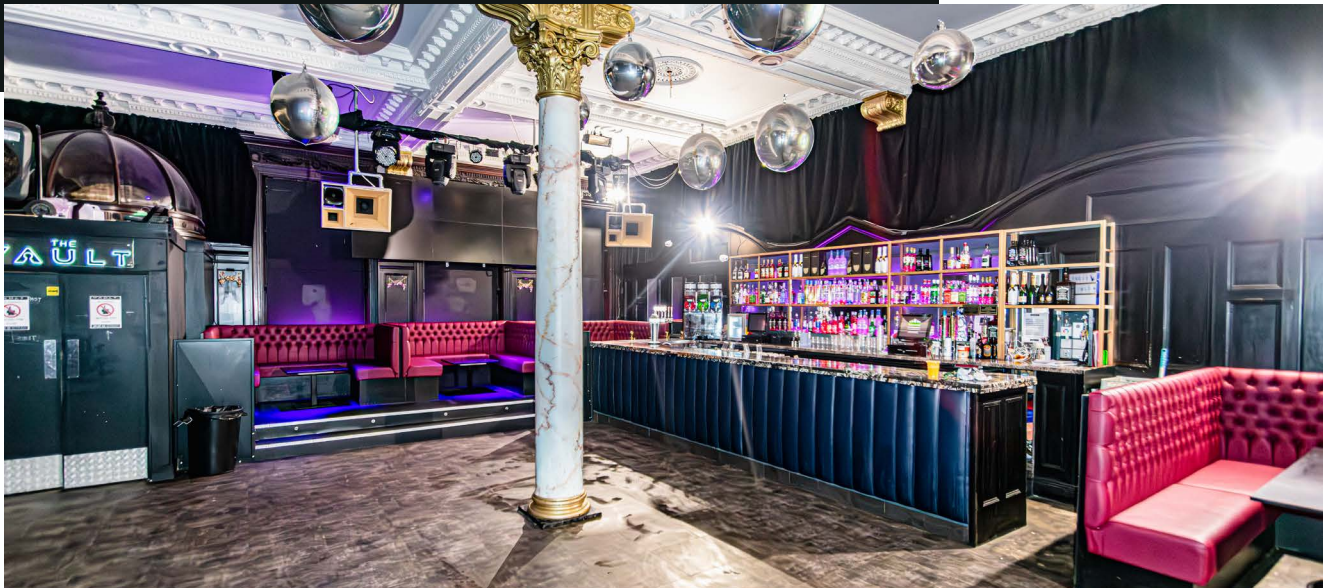
For Sale **Freehold**

Bar/Nightclub Investment Situated In The Popular Seaside Town Of Bournemouth

39 POOLE HILL, BOURNEMOUTH, DORSET, BH2 5PW

Summary

- Bournemouth is a popular seaside town on the central south coast
- Extremely popular tourist location, also serving a thriving and growing student population
- Beautifully presented Grade II listed building
- Strong trading position amongst a number of independent restaurants, bars and nightclubs
- Arranged over basement, ground, first and second floors
- Let to tall Bars Ltd for a term of 15 years from November 2021
- 3 yearly rent reviews (upward only)
- VAT not applicable



Proposal:

Total current rental income:

£60,000 per annum excl.

Quoting Price:

£699,000

Location

- Bournemouth is situated on the central south coast of Dorset, together with Christchurch and Poole which provides the second largest conurbation in the region. The town is also one of Dorset's principal commercial centres and one of the most premier seaside resorts. It has a residential population of in excess of 170,000 persons and the town is a thriving tourist destination with an estimate 1.5M staying visitors and 3.8M day visitors every year. Bournemouth also benefits from a substantial growing student population in excess of 20,000 students attending the local Universities.
- The property is situated within a prominent position on Poole Hill amongst numerous independent restaurants, bars, nightclubs and food and beverage outlets. The property is approximately 100m from one of the town's major pay and display car-parks and there is also limited wait roadside parking to the front of the premises.



Description

The property comprises a four storey mid-terrace, former banking hall which was originally constructed in c. 1900. The frontage facade of the property is Grade II Listed and the property is constructed of masonry stone elevation below a part mansard roof with slate hung tiles and a part felt roof behind a parapet wall.

Internally, the property has undergone a recent refurbishment and now operates as a bar/nightclub venue. At ground floor level the property features a mainly open plan bar/dance floor area, together with booths and additional seating. The ground floor also includes a disabled access WC and small kitchenette area featuring stainless steel worktops and cupboards. To the rear of the ground floor there is an additional dance floor area which is currently being used as ancillary storage. The property also benefits from a basement/cellar which is used for the storage of beer and liquor.

On the first floor the property features an additional bar and dance floor area and two separate rooms which are used as function/private hiring. The first floor features both male and female WCs. The male WC's feature four urinals, two cubicles and four wash hand basins. The female WCs features three cubicles and three wash hand basins.

The second floor features a number of individual rooms which are currently arranged as individual office units. The second floor also features a small kitchenette area.



Accommodation

The accommodation with approximate areas are arranged as follows:

Basement	192 sq ft // 17.84 sq m
Ground Floor	2,261 sq ft // 210.07 sq m
First Floor	2,600 sq ft // 241.56 sq m
Second Floor	1,631 sq ft // 122.13 sq m

Total Area Approx. 6,684 sq ft // 621.60 sq m

Tenancies

Retail Unit

Tenant	Tall Bars Ltd
Term	15 Years from November 2021
Landlord & Tennant Act	Inside the act
Type of Lease	Full repairing and insuring
Break Clause	The lease does not incorporate a break option
Rent Review	Upward only upon every 3rd anniversary of the term. The first review at the 3rd anniversary if the term contains a rent cap of £79,200 per annum exclusive
Rent Deposit	3 months rent deposit held
Rent	£60,000 per annum exclusive

Price

£699,000

Tenure

Freehold.

EPC Ratings

C - 63

Legal Costs

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

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.

Viewings

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



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Important

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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/tenant 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.