

FOR SALE

THE FORMER GRAND BINGO HALL
WESTBOURNE, BOURNEMOUTH, DORSET, BH4 9DW



A **unique** opportunity to purchase a **substantial** commercial space with extraordinary **character**, in the popular and sought-after Bournemouth suburb of **Westbourne**. The premises would suit a wide variety of uses (stpp).





LOCATION

The Former Grand Bingo is located in Westbourne on Poole Road. Westbourne is an affluent residential shopping area of Bournemouth, Dorset. It is located in between Branksome, Poole and the centre of Bournemouth, just off the main A338.

The building is prominently positioned fronting Poole Road with nearby operators including **Tesco Express**, **The Westbourne** public house, **Coffee Club**, **Harvey Jones**, **Boots** and **Circlo Lounge** restaurant.



LOUNGE
CAFÉ BARS

DESCRIPTION

The former Grand Cinema (now Grand Bingo), was designed by J. E. Hawker and opened on 18th December, 1922.

The Grade II listed building is Neo-classical, two storey building with 5-bay rendered brick principal façade, rising to three storeys over the central bay. The render to the front is ceramic marble with the remainder of the building constructed of red brick with part steel frame. The roof is part flat with a steeply pitched slate roof over the auditorium.

The entrance to the building is in the centre bay, and a canopy runs the length of the facade. Upon entering the Grand a foyer leads to a rectangular double height auditorium with stage at the rear. At lower ground floor level at the rear there is further ancillary storage areas. Access is also provided to the rear of the site.

The upper floors which are accessed from the foyer via a staircase to each elevation, comprises of a tiered balcony at first floor which projects over a third of the ground floor. Offices are provided at second floor level. WC facilities are provided on each floor.

ACCOMMODATION

Lower ground floor	59 sq m // 635 sq ft
Ground floor	652 sq m // 7,018
Upper floors	425 sq m // 4,574 sq ft
Total	1,136 sq m // 12,227 sq ft



TENURE

The premises are available on a freehold basis.

PRICE

Offers in excess of £700,000.

EPC RATING

The property is Grade II Listed and therefore an EPC is not required.

RATEABLE VALUE

According to the Valuation Office Agency website, the premises are assessed for rating purposes as follows:

Rateable Value: £81,500

Rates payable at 49.9p in the £ (year commencing 1st April 2021)

Business rates not payable whilst vacant as the property is Grade II Listed. Transitional arrangements may apply.

For verification purposes and phasing/transitional relief (if appropriate) interested parties are advised to make their own enquiries on www.voa.gov.uk.

PLANNING

A wide variety of uses would be considered, subject to the necessary planning consents being obtained.



LEGAL COSTS

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

VAT

We have been advised that the property has not been elected for VAT.

VIEWING

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



Grant Cormack

grant.cormack@goadsby.com
07776 217453 // 01202 550 135

Edd Watts

edd.watts@goadsby.com
07968 299408 // 01202 550 165

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.

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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 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.

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.

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](#).