

FOR SALE

Tenanted Investment in Strong Location

19 LANSDOWNE ROAD & 15-19A LANSDOWNE ROAD, BOURNEMOUTH BH1 1RZ

KEY FEATURES

- Tenanted long leasehold investment in prominent location
- Current passing rent of £28,200 per annum, exclusive
 - 24 Hour Alcohol Premises Licence
- Total Net Internal Area: 3,164 Sq. Ft. (293.64 Sq. M.)
- Offers invited in the region of £399,995



Primmer Olds B-A-S
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Enquiries: Call us on 01202 887 555



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19 & 15-19A LANSDOWNE ROAD

LOCATION

The subject premises are located in the very heart of the Lansdowne area where most student accommodation blocks are located. There is significant ongoing development of both accommodation and teaching facilities 'on the doorstep' and accordingly the premises are very well located to benefit from the associated opportunities.

DESCRIPTION

The property has recently been fully refurbished and at ground floor level there is a spacious, well decorated bar and restaurant seating area, together with a stylised beach themed lounge space.

Also at ground floor level are male and female WC's.

At basement/lower ground floor level there is a good-sized restaurant and bar, together with a large commercial kitchen plus ancillary areas.

The property benefits from two allocated car parking spaces to the rear together with a beer cellar at ground floor level.

We understand that the premises are licenced for 200 customers at any one time and also have the benefit of a favourable Premises Licence which permits certain 24-hour licenced activities.

TERMS

Offers invited in the region of £399,995 subject to contract for the long leasehold interest subject to the subsisting tenancy.

Please note VAT is not payable on the rents.

ACCOMMODATION

Ground Floor	Sq Ft	Sq M
Bar Area	1,064	98.88
Rear Lobby	76	7.06
Beer Cellar	128	11.90
Basement	Sq Ft	Sq M
Restaurant	1,500	139
Commercial Kitchen	396	36.80
Total Internal Area	3,164	293.64

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

TENANCY DETAILS

The property is let by way of an effective full repairing and insuring lease to Bournemouth Events Ltd commencing 6th June 2024 expiring 5th June 2034 at a passing rent of £28,200 per annum, exclusive payable monthly in advance.

The lease is subject to an upward only rent review and tenant only break clause on 6th June 2029.

The lease is subject to a photographic schedule of condition.

A three-month rental deposit is held by the landlord (£7,050).

RATES

Rateable Value £12,000

Source <https://www.gov.uk/find-business-rates>

Calculator: <https://www.gov.uk/calculate-your-business-rates>

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to local authority in the first instance for confirmation.

EPC

Asset Rating D93

PLANNING

Under the new planning regulations, we believe that the current permitted use of the ground floor to be use class 'E' which includes uses such as retail, professional services, café, health clinics, indoor recreation/sport and office.

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.

VIEWING & FURTHER INFORMATION: CALL 01202 887 555

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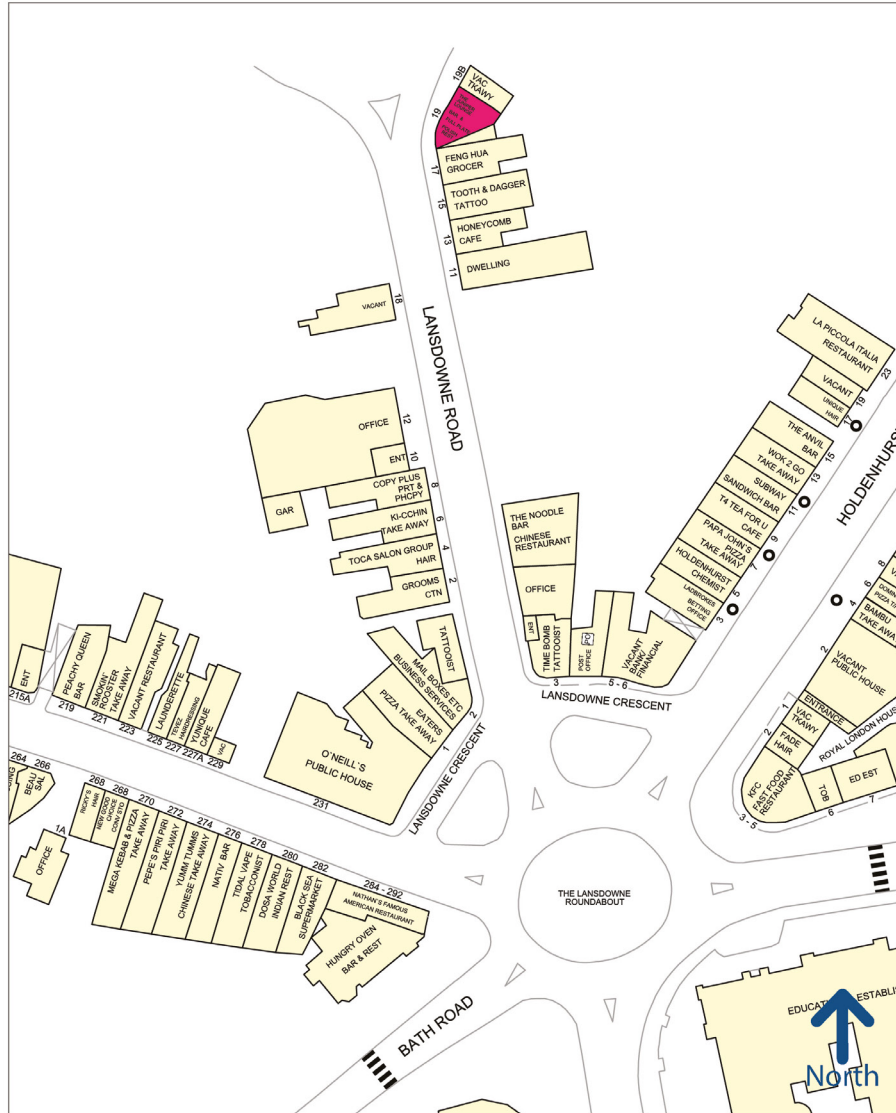


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Bournemouth - Central



50 metres
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