

020 7491 0999

Douglas Stevens

Chartered Surveyors



BOURNEMOUTH

284-292 Old Christchurch Road
BH1 1PH

PROMINENT CORNER RETAIL/RESTAURANT UNIT
SUITABLE FOR ALTERNATIVE
USES I.E A1,A2, GYM, RESTAURANT - SUBJECT TO PLANNING

- EXCELLENT FRONTAGE
- FORMER HEROES KARAOKE BAR
- ADJACENT TO HUNGRY OVEN - OPPOSITE O'NEILLS

Location

Bournemouth is a major commercial and retailing centre situated on the south coast, located 33 miles south west of Southampton, 27 miles south of Salisbury and 107 miles south west of London. The town is a major centre for tourism, drawing more than 5 million visitors per annum with its beaches and popular nightlife.

Bournemouth is served by Junction 1 of the M27 motorway (via A31) and by the A339. Bournemouth Train Station provides services to Southampton, Basingstoke and London Waterloo.

Nearby operators include Hungry Oven (above), O'Neills, The George Tapps Pub, Revolution, Turtle Bay & Walkabout.

Demographics

Bournemouth has a population of 183,491 (2011 Census) making it the largest settlement in Dorset. With Poole to the west and Christchurch in the east, Bournemouth forms the South East Dorset conurbation, which has a total population of over 465,000.

Accommodation

The unit occupies the lower ground and basement floors of an attractive and substantial five storey brick building, prominently located at the eastern end of Old Christchurch Road, just a short distance from Bournemouth's prime retail areas.

We are advised that the accommodation provides the following approximate net internal areas:

Ground Floor:	249 sq m	2,680 sq m
Basement:	147 sq m	1,577 sq m
Total:	395 sq m	4,257 sq m

Ground Floor: Fully fitted bar / Disabled toilet / Wash up area & two dry stores.

Basement: Male & Female WCs / Part fitted kitchen with extraction/dumb waiter / Beer cellar & Office.

Planning

The property benefits from A3 use class, however, alternative uses will be considered, subject to planning permission.

Rates

We are verbally advised by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

Rateable Value (2017)	£38,300
UBR (2017/2018)	47.9p

Interested parties are advised to verify this information with Bournemouth Borough Council.

Terms

A new full repairing and insuring lease is available for a term of 20 years is available on an inside the Act basis (subject to five yearly upward-only rent reviews).

Rent

£55,000 pax.

EPC

The property has an EPC rating of E:109, a copy of which is available upon request.

Legal Costs

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

Viewing and Further Information

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Experian Goad Plan Created: 10/05/2017 Created By: Douglas Stevens

50 metres



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