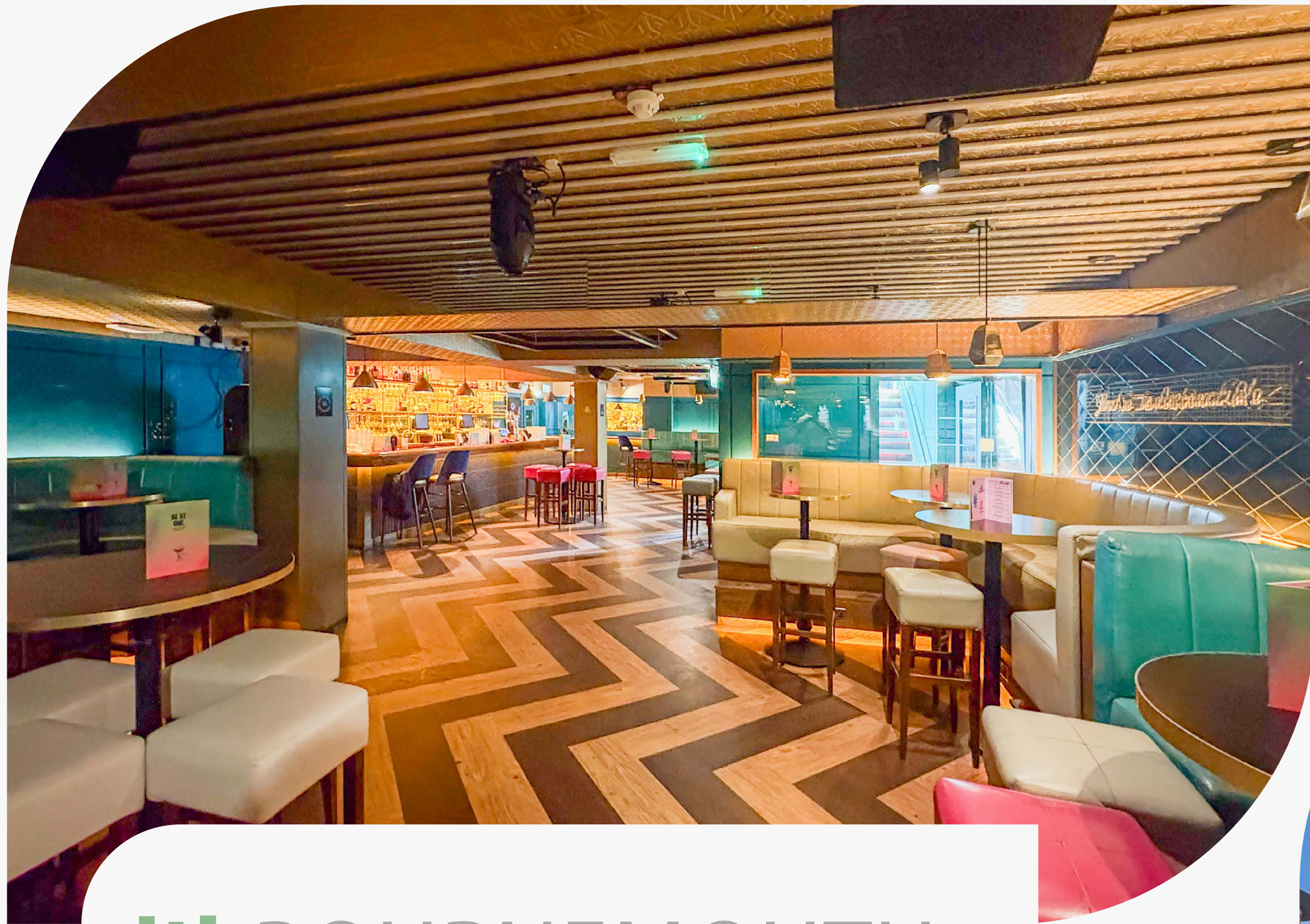




TO LET

4,217 sq ft // 392 sq m

Arranged over the ground floor and basement

PRIME BOURNEMOUTH
TOWN CENTRE
BAR/LEISURE
OPPORTUNITY

3 Richmond Hill

Bournemouth, Dorset BH2 6HE





SUMMARY

- Rare opportunity to acquire a late-night bar premises in a prime Bournemouth town centre position
- Arranged over the ground floor and basement
- Available with the fixtures/fittings in situ
- Located opposite Slug and Lettuce, The Ivy and adjacent to Starbucks
- Located approximately 25 metres from Bournemouth Square
- Premises licence to be transferred on lease completion

3 Richmond Hill
Bournemouth, Dorset BH2 6HE

LOCATION

The property occupies a prime position on Richmond Hill, approximately 50 metres from Bournemouth Square which leads to Bournemouth Gardens and onto Bournemouth Pier/Beach.

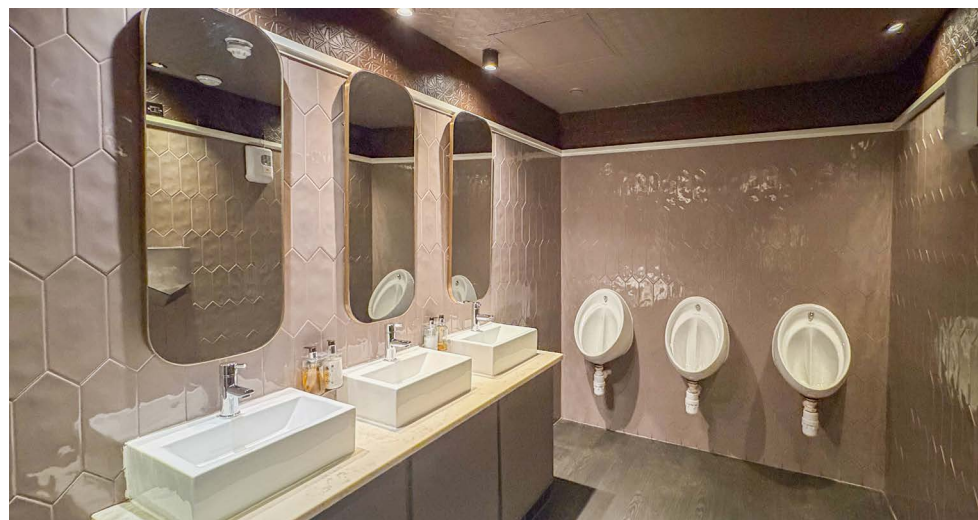
The opportunity is positioned amongst a wide variety of food and beverage occupiers, including **SLUG & LETTUCE**, **ZIZI'S**, **STARBUCKS**, **THE IVY** and **THE BOTANIST**.

The **BH2 LEISURE SCHEME** is located approximately 160 metres away and features a 10 screen **ODEON CINEMA**, and numerous hospitality/leisure users including **PREZZO**, **NANDOS**, **MILLER & CARTER**, **FIVE GUYS**, **WINGSTOP (COMING SOON)**, **BOOM BATTLE BAR** and **MULLIGANS**.

3 Richmond Hill

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DESCRIPTION

- Prominent frontage to both Richmond Hill and The Square
- Arranged over the ground floor and basement
- The basement is fitted and available with the fixtures/fittings in situ
- The ground floor is in a shell condition, ready for tenant fit out

ACCOMMODATION

Floor	sq m	sq ft
Ground Floor	119	1,277
First Floor	273	2,932

Total net internal area approximately	392	4,217
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TERMS

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rental of **£80,000 per annum**, exclusive of all other outgoings.

RATEABLE VALUE

£79,000 (from 1.4.26)
Rates payable at 43p in the £ (year commencing 1.4.26)

EPC RATING

C - 69

LICENSING

The property benefits from a premises licence until 03:00 Monday-Thursday, 04:00 Friday-Saturday and 02:00 on Sundays



LEGAL COSTS

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

SERVICE CHARGE

To be confirmed.

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.



Edd Watts 07968 299408

edd.watts@goadsby.com

Grant Cormack 07776 217453

grant.cormack@goadsby.com

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**.

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or tenant once terms have been agreed.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/ bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.

