

# BUSINESS FOR SALE

## PUB/BAR/EATERY



BUSINESS TRANSFER

goadsby

**THE COCKLESHELL**  
63-65 LAGLAND STREET, POOLE, DORSET BH15 1RR

## SUMMARY >

- INDEPENDENT PUB/BAR/EATERY OPPORTUNITY
- PROMINENT LICENSED FREEHOUSE
- LONG ESTABLISHED FORMER PUBLIC HOUSE
- AVAILABLE NOW WITH VACANT POSSESSION
- PATIO BEER GARDEN



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## Location

Poole Town Centre position, situated amidst residential housing. High Street approx. 0.1 miles. Poole Quay approx. 0.2 miles.

## Accommodation

Bar. Ladies Cloakroom. Gents Cloakroom.

## Description

Door into **Lobby**. Door into **Bar** with fireplace, wooden floor, wooden bar servery, shelving under, stairs down into **Beer Cellar**. Door to outside terrace. **Gents Cloakroom** with cubicle, low level WC, wash hand basin. **Ladies Cloakroom** with 2 cubicles. OUTSIDE Patio laid to pavers with lock up storage shed, side entrance to front of property.

## Trading & Business

The premises are currently vacant and not trading. The property offers an excellent opportunity for an experienced operator or entrepreneur to establish a new pub, bar and eatery. The property provides a blank canvas for an incoming tenant to create their own trading style and concept with potential to appeal to both local residents and destination customers.

## Licences/Permissions

We are informed that the property holds a Premises Licence granted by BCP Council (Poole). The Licensing Act 2003 states that properties serving alcohol have a designated premises supervisor who must hold a Personal Licence. We suggest that all purchasers take appropriate professional advice. We have not had sight of this licensing documentation.

## Rateable Value

To be confirmed.

## Tenure

LEASEHOLD. Our client informs us that they will provide a new 10 year lease with further terms to be agreed, at a commencing rent of £12,000 per annum, exclusive. We have not had sight of this lease documentation.

## Price

Nil Premium.

## Viewing

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



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## Important

### 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](#).

### 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 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.

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