

TO LET

FOOD & BEVERAGE OPPORTUNITY

874 SQ FT // 81.22 SQ M



RETAIL

goadsby

158 COMMERCIAL ROAD
BOURNEMOUTH, DORSET BH2 5LU

SUMMARY >

- A FOOD AND BEVERAGE OPPORTUNITY WITHIN BOURNEMOUTH TOWN CENTRE
- LOCATED APPROXIMATELY 160 METRES AWAY FROM THE PRIME COMMERCIAL ROAD
- THE PREMISES BENEFITS FROM A FITTED OUT BAR AND KITCHEN
- A VARIETY OF USES TO BE CONSIDERED
- WELL PRESENTED THROUGHOUT

QUOTING RENT: £18,000 PER ANNUM EXCL.



REF:
s304797

158 COMMERCIAL ROAD
BOURNEMOUTH, DORSET BH2 5LU



Location

- The premises occupies a prominent trading position on Commercial Road within Bournemouth Town Centre
- Nearby occupiers include KFC, Starbucks and Tesco Express
- The premises are also located within 160 metres of Commercial Road where a variety of national occupiers are located including Zara, Primark, Sports Direct, River Island, O2, Greggs and Tiger

Description

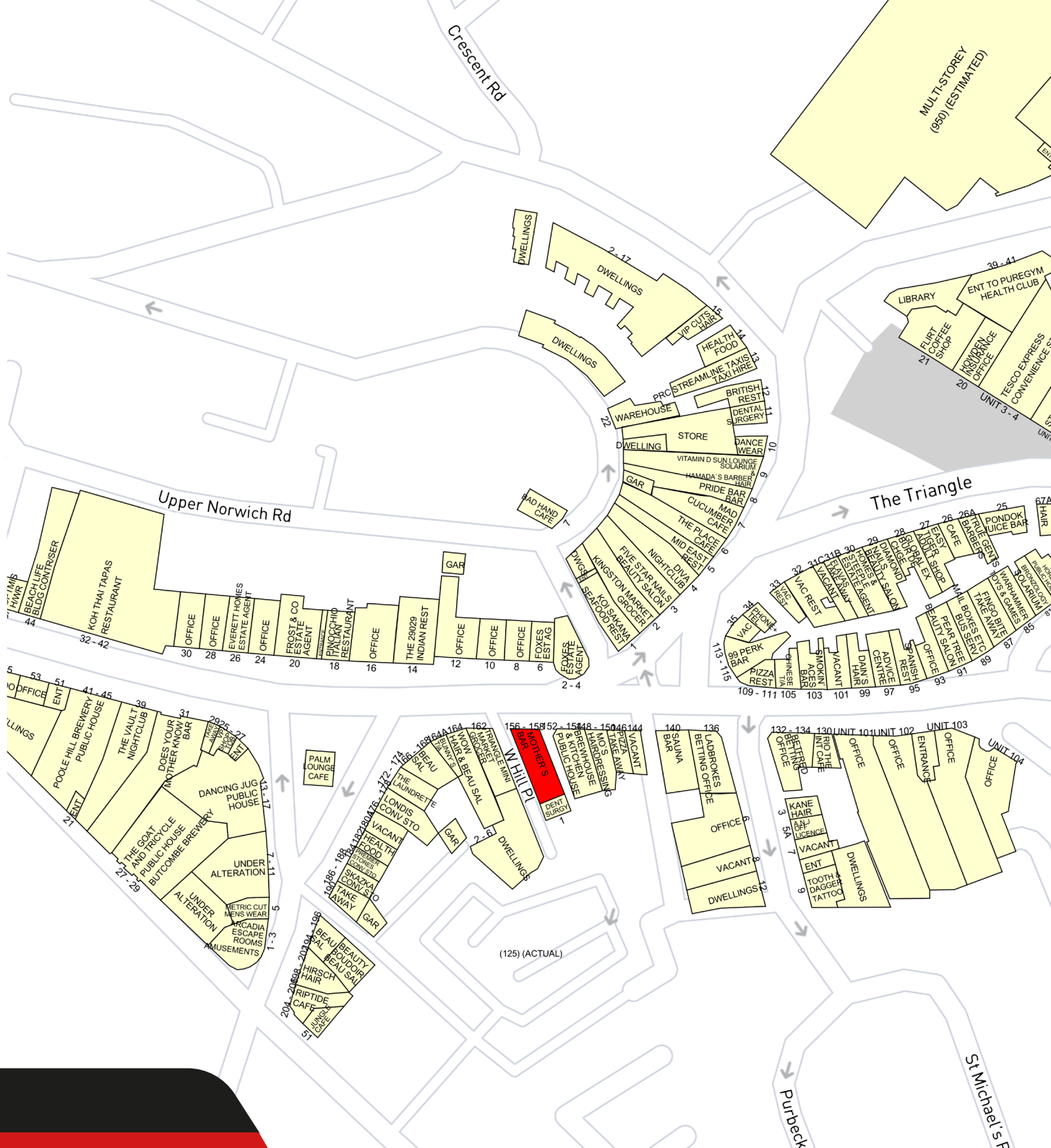
- This mid terraced former restaurant/bar premises is arranged over the ground floor and basement
- The ground floor consists of a seating area with a fitted bar
- The kitchen, which is located to the rear, benefits from an extraction system
- 2 x WCs with wash hand basins are also located towards the rear
- The basement is accessed via an internal staircase and is suitable for additional storage

Accommodation

Sales Area	81.22 sq m	874 sq ft
Kitchen	19.49 sq m	210 sq ft

2 x WCs with wash hand basin

Basement





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 rent of **£18,000 per annum**, exclusive of all other outgoings.

Rateable Value

£15,000 (from 1st April 2023)

Rates payable at 49.9p in the £ (year commencing 1st April 2025)

Legal Costs

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

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.

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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