

TO LET

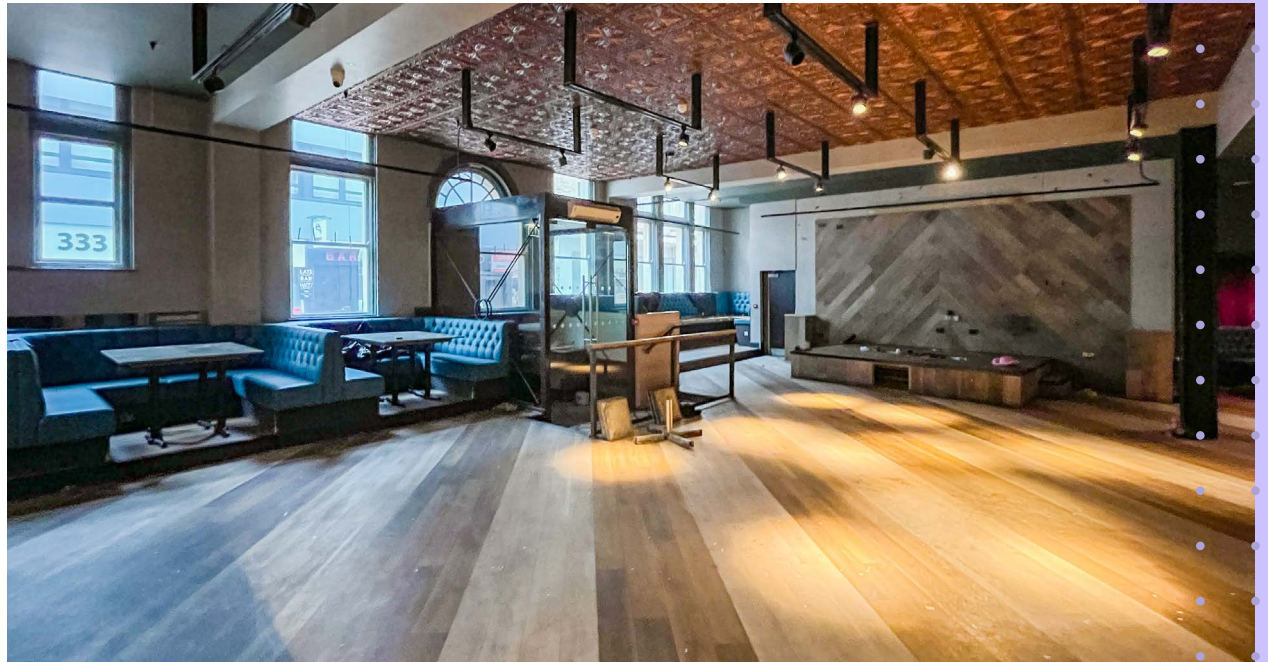
Town Centre Character
Restaurant/Bar Premises



11 POST OFFICE ROAD, BOURNEMOUTH, DORSET, BH1 1BB

Summary

- Former restaurant/bar with large ground floor seating area, kitchen and storage facilities
- Basement storage
- Bournemouth town centre location
- Attractive Grade II Listed building
- Potential for outside seating
- Alternative uses considered



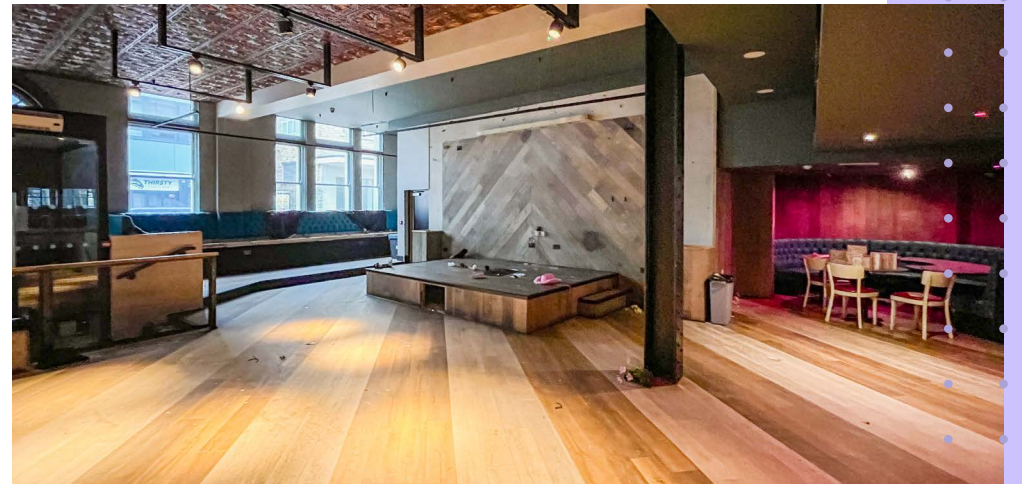
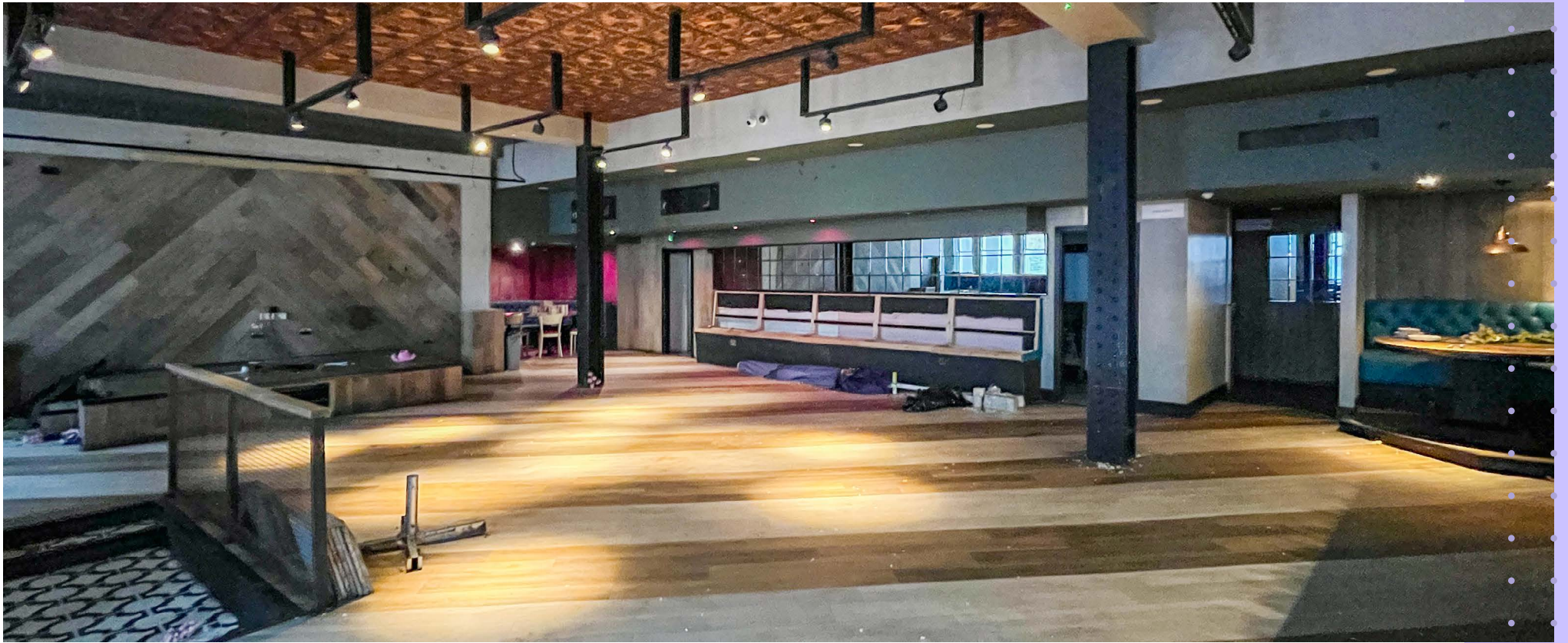
Quoting Rent

£50,000 per annum, exclusive

Incentive

- **Rent in year 1 to be payable at a rate of 50%**
- **Plus 6 months rent free**

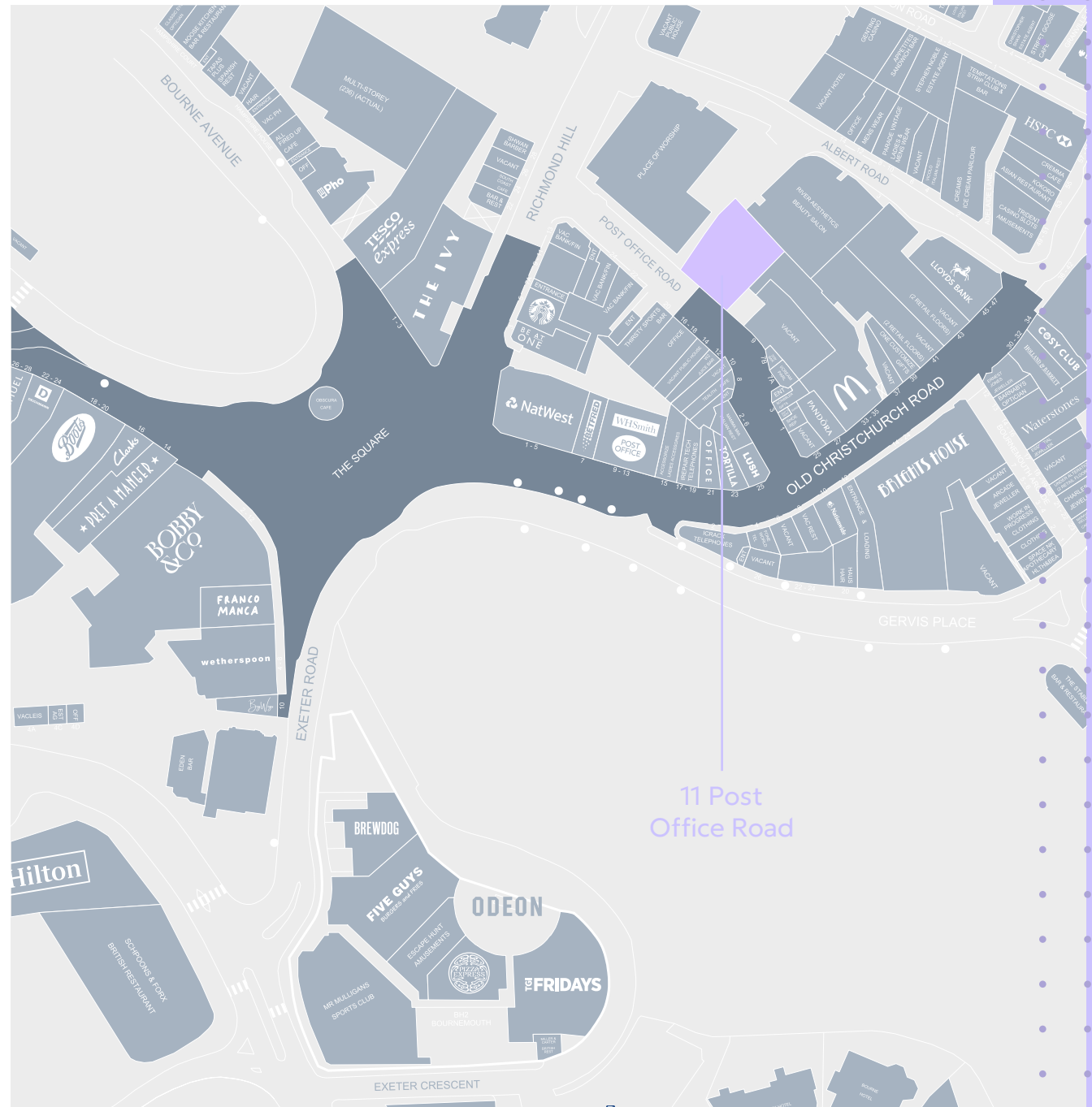




Location

The property occupies a prominent, pedestrianised location on Post Office Road, in the vicinity of retailers such as **SHAKEAWAY**, **SCRIBBLER** and **LUSH**. The opportunity is also positioned approximately 70 metres from Richmond Hill where a wide variety of food and beverage occupiers are located, including **SLUG & LETTUCE**, **ZIZZI**, **STARBUCKS**, **BE AT ONE** and **THE IVY** who have recently opened.

Old Christchurch Road is located approximately 50 metres away where several developments are taking place, including the redevelopment of a former House of Fraser, now Brights House. The development will include 129 student apartments with a number of commercial opportunities throughout the ground/lower ground floors.



Description

This attractive Grade II Listed former restaurant/bar premises is arranged over ground floor and basement. The ground floor provides a large open plan seating/service area with a kitchen and preparation area located to the rear, in addition to further staff/storage facilities. Also located to the rear of the ground floor are male and female cloakrooms. The ground floor also benefits from a fitted bar and stage area.

Accessed via an internal staircase is a basement for storage. Subject to the necessary consents there is also the possibility for external seating.

Accommodation

The accommodation with approximate areas and dimensions is arranged as follows:

Ground Floor	3,710 sq ft	344.67 sq m
Basement	415 sq ft	38.63 sq m
Male & Female Cloakrooms	-	-

Terms

Leasehold. **£50,000 per annum** exclusive.

Incentive

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- Plus 6 months rent free

Planning

The property is Grade II Listed and we understand the subject premises benefits from Use Class E planning consent.

EPC Rating

To be assessed.

Rateable Value

£48,500 (from 1.4.26)

Legal Costs

Each party is 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.

Viewings



Edd Watts

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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](#).

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.