



To Let Fitted Town Centre Restaurant/Bar Opportunity

6,856 sq ft / 637.17 sq m

32-40 POOLE HILL, BOURNEMOUTH, DORSET, BH2 5PS

Summary

- Rare opportunity to acquire a former restaurant and bar premises
- 32-34 Poole Hill being the former bar, is arranged over the ground floor and basement, comprising of approximately 2,701 sq ft
- 36-40 Poole Hill being the former restaurant, comprises of 4,155 sq ft over the ground floor only with an external decking/seating area
- Prime position in Bournemouth town centre
- Available as a whole or individually
- Well-presented throughout
- Fitted kitchen with extraction system
- Available on a new lease



32-34 Poole Hill



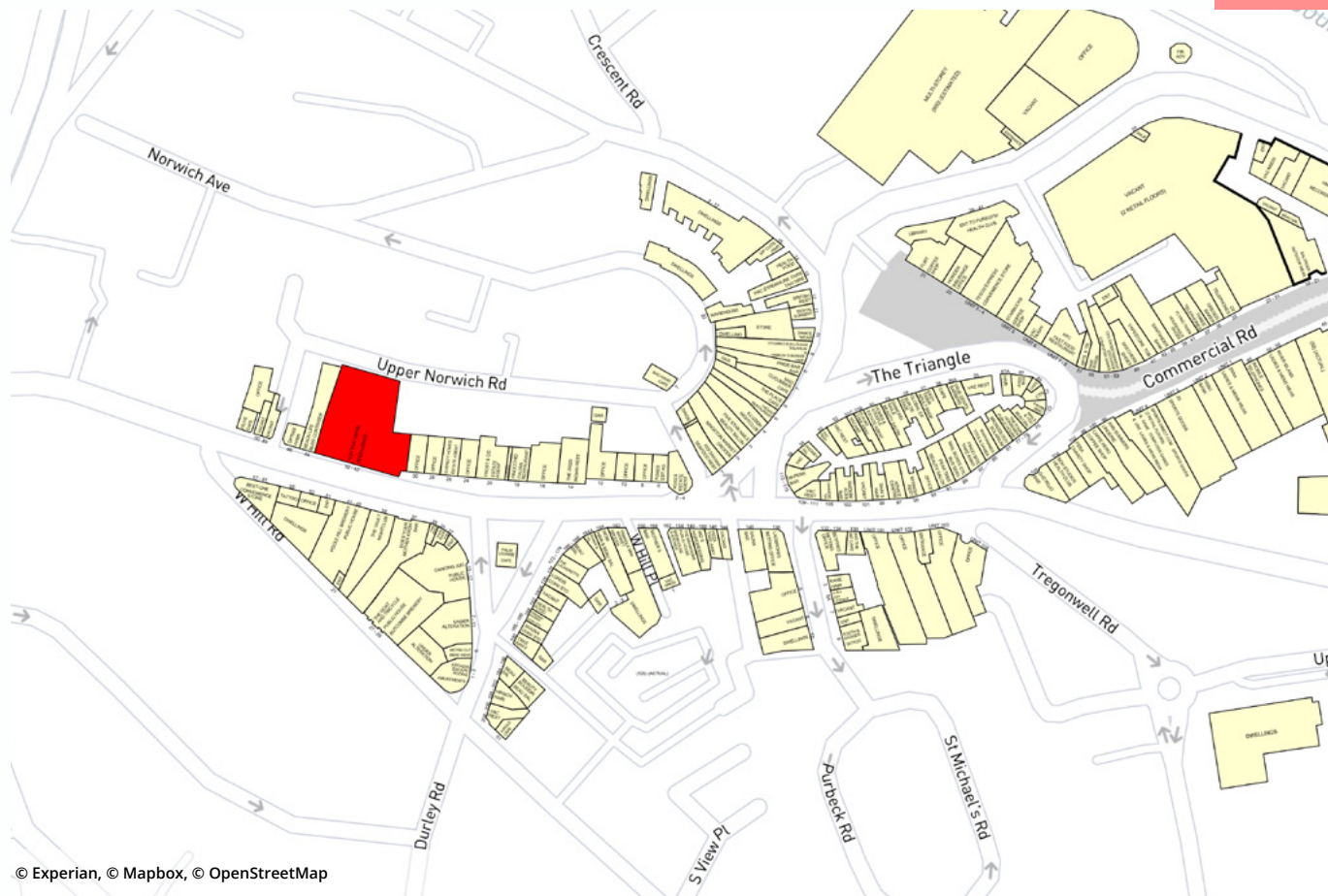
32-34 Poole Hill

Quoting Rents:

32-40 Poole Hill
£75,000 per annum exclusive

32-34 Poole Hill
£25,000 per annum exclusive

36-40 Poole Hill
£50,000 per annum exclusive



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Location

- The premises occupy a trading position on the western side of Bournemouth town centre
- The area is characterised by a mixture of mainly independent retailers, restaurants, bars, takeaways and offices
- A large number of hotels and guest houses are also located in the close vicinity
- Located less than 1 mile away from the popular suburb of Westbourne



32-34 Poole Hill



32-34 Poole Hill



36-40 Poole Hill

Description

This two storey building is arranged as follows:

32-34 Poole Hill

- Prominent former bar premises arranged over the ground floor and basement
- Well-presented throughout
- Male & Female cloakrooms accessed via the basement

36-40 Poole Hill

- An attractive restaurant premises, arranged over the ground floor only
- Benefits from a vast frontage with external seating/decking area
- Good sized seating area with fitted bar
- Rear fitted kitchen benefiting from an extraction system
- Well-presented male & female cloakrooms

Accommodation

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

32-34 Poole Hill (Former Bar)

Ground Floor NIA	386.15 sq m	4,155 sq ft
Male & Female Cloakrooms		
Fitted Kitchen		
External Decking/Seating Area		

36-40 Poole Hill (Former Restaurant)

Ground Floor NIA	222.02 sq m	2,389 sq ft
Basement	28.99 sq m	312 sq ft
Male & Female Cloakrooms		

Total Net Internal Area approx	637.17 sq m	6,856 sq ft
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32-34 Poole Hill



36-40 Poole Hill

Term

The premises are available by way of a new effective full repairing and insuring lease, term and rent review pattern by negotiation.

Rent

The premises are available by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at the following rents:

32-40 Poole Hill

£75,000 per annum, exclusive

32-34 Poole Hill

£25,000 per annum, exclusive

36-40 Poole Hill

£50,000 per annum, exclusive

Service Charge

A service charge will be payable for the upkeep and maintenance of the common parts which the building forms part of. Further details are available through the agent.

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.





36-40 Poole Hill



36-40 Poole Hill

EPC Ratings

B - 36

Rateable Values

£65,000 (1st April 2023)

Rate payable at 54.6p in the pound (Year commencing 1st April 2025)

Legal Costs

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

Viewings

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



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Important

ANTI MONEY LAUNDERING REGULATIONS

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

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.