



23 Old Christchurch Road

Bournemouth, BH1 1DR

## Prime Restaurant Premises Over Whole Building on High Street Location in Bournemouth - New Lease!

**3,600 sq ft**  
(334.45 sq m)

- Fully Fitted
- New Lease Available
- Extraction in Place
- Lots of Passing Trade
- Close to Seafront

# 23 Old Christchurch Road, Bournemouth, BH1 1DR

## Summary

Available Size	3,600 sq ft
EPC Rating	Upon enquiry

## Description

The Restaurant is laid out over Ground floor and First with storage and offices in the basement, second and third floors. Fully fitted as a Mexican Style fast food style restaurant with extraction. The premises will be handed over fitted without branded items.

## Location

Located on a very busy pitch on the main High Street in Bournemouth a well known Seaside town in Dorset which sees many residents and visitors on a daily basis at all hours of the day.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,200	111.48
Basement	600	55.74
1st	850	78.97
2nd	350	32.52
3rd	600	55.74
<b>Total</b>	<b>3,600</b>	<b>334.45</b>

## Tenure

New Lease available over the whole building for a term to be arranged subject to interval rent reviews

## Rent

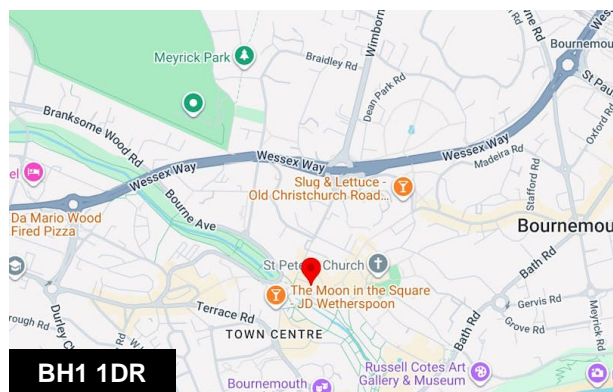
£60,000pax

## Holding Deposit

A holding deposit will be required to secure the property which will allow a period of exclusivity and will be held in the CDG Leisure client account.

## Confidentiality

All of the information and detail in this document is of a confidential nature and under no circumstance is a direct approach to be made to any of the staff within the premises.



## Viewing & Further Information



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