

6359

FOR SALE

**PROMINENT TOWN CENTRE
CAFÉ/BAR INVESTMENT**

at

**109-111 Commercial Road
Bournemouth
BH2 5RT**



CHARTERED SURVEYORS COMMERCIAL PROPERTY CONSULTANTS

Heliting House, 35 Richmond Hill, Bournemouth BH2 6HT. Fax: 01202 555408

Location

The premises occupy a good trading position within Bournemouth town centre, being located a short distance from the prime pedestrianised precinct where numerous multiple retailers are located including Marks and Spencer, Sports Direct and Primark. There is also a good mix of restaurants/bars located in close proximity including Rancho Steakhouse, Koh Tahi Tapas and Smoking Aces (Cocktail Bar) and the premises are immediately opposite both Betfred and Ladbrokes.

Description

A modern double fronted café and bar with the benefit of Class A4 use. The premises comprise a ground floor space for 30 covers with bar area, together with a good sized basement which offers space for an additional 14 covers, a kitchen preparation area and male and female WC's.

Accommodation

Ground Floor Café/Bar

Internal Width: 29' 8" max

Shop Depth: 24' 6" max

Net floor Area: 588 sq ft 55 sq m

Useable basement: 511 sq ft 47 sq m

Outside: Rear yard with additional outside seating

Lease

The premises are let to Adda Enterprise Ltd on a 6 year term from 15 December 2016, subject to a tenant break clause at the end of the 3rd year at a rent of £13,000 per annum exclusive. Subject to 3rd year review on a full repairing and insuring basis.

There is a £4,000 security deposit.

The two flats above are sold off and held on a 999/125 year leases. Flat 1 pays a rent of £125 per annum, Flat 2 a peppercorn.

Price

£149,950 for the freehold interest subject to the benefit of the commercial lease and ground leases over.

Viewing

Strictly by appointment through the agents:

Nettleship Sawyer
FAO: Stephen Chiari
e-mail: stevec@nettsawyer.co.uk
tel: 01202 556491

IDENTIFICATION

Under Money Laundering Regulations we are obliged to verify the identity of a purchaser prior to instructing solicitors. This is to help control 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

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Energy Performance Certificate

Commercial property offered for sale or rent requires an Energy Performance Certificate.

The certificate is intended to inform potential buyers or tenants about the energy efficiency and rating of a building.

The full Energy Performance Certificate and recommendations report are available on request.

