

Lease Available
Town Centre Restaurant Premises
in Prime Location

22 Richmond Hill
Bournemouth
Dorset
BH2 6EJ



LOCATION

Bournemouth is Dorset's principal commercial centre and one of the UK's premier seaside resorts.

It has a residential population in excess of 160,000 persons and a primary shopping catchment of 396,000 persons within a six-mile radius (FOCUS).

The town is a thriving tourist destination with an estimated 1.5 million staying visitors and 3.8 million day visitors every year.

Bournemouth also benefits from a substantial and growing student population with in excess of 20,000 students attending the university.

Bournemouth has enjoyed substantial inward investment in recent times.

This includes town centre hotels, Hilton Bournemouth and Hampton by Hilton together with the all weather, BH2 leisure scheme which features a 10 screen, 2,000 seat Odeon cinema and a large number of branded restaurants.

The premises occupy a prime trading location just off The Square within Richmond Hill opposite Wildwood and Starbucks and close to Slug & Lettuce & Zizi.

DESCRIPTION

The premises are arranged over ground and first floors and can accommodate a 70-80 cover eatery and bar.

The ground floor is currently configured to provide seating space plus a good-sized bar.

In addition, there is a wine store, office area and beer cellar.

The first floor previously seated 48 in addition to which there is a good-sized bar.

Also, at first floor level is a large commercial kitchen plus office, male and female WC's and, to the rear, good bin storage facilities.

The ground and first floors are linked via a feature, wide sweeping steel spiral staircase and the two floors are also serviced by a dumb waiter.

ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

Ground Floor:

Restaurant/Bar Area: 518 sq ft (48.14 sq m)
with wash up area.

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Willis Commercial Ltd. Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute 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, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

Wine Store:	13 sq ft	1.20 sq m)
Beer Cellar:	84 sq ft	(7.80 sq m)
Office Area:	19 sq ft	(1.77 sq m)

First Floor:

Restaurant / Bar Area:	636 sq ft	(59.10 sq m)
Commercial Kitchen:	267 sq ft	(24.8 sq m)
Office:	25 sq ft	(2.32 sq m)

Ladies WC: Fully tiled with two WC's and two wash basins.

Gents WC: Fully tiled with urinal, WC and two wash basins

Outside: bin storage space at rear.

LEASE TERMS

We understand that the premises are held on the residue of a 15-year lease commencing 20th October 2017 at a passing rent of **£30,000** per annum, exclusive.

The lease provides for rent review every 5 years.

TENANT'S BREAK OPTION

The lease incorporates an option for the tenant to determine the lease on the fifth anniversary (October 2022) subject to conditions.

RENT DEPOSIT

The landlords hold a rent deposit of £15,000 + VAT and the incoming tenants will need to lodge the same sum with the landlords upon completion of the transaction

RATES

According to the VOA website the assessment for this property is stated as:

Restaurant and Premises, Rateable Value: £16,500

The Small Business Rate multiplier is 49.1p in the £ (Year ending 31st March 2020)

For more information visit:

<https://www.gov.uk/introduction-to-business-rates>

FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

The ingoing tenants are to bear the assignor's legal costs incurred in the transaction together with those of the landlords.

ENERGY PERFORMANCE ASSET RATING

Energy performance asset rating E (111)
Full details available on our website.

VIEWING

By prior appointment via the sole agents Willis Commercial through whom all negotiations must be conducted.

CONTACT

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