

TO LET

# LE CAFE BAR

The Trouville Hotel, 5-7 Priory Road, Bournemouth, BH2 5DH

**CONFIDENTIAL: STAFF UNAWARE**



## Key Highlights

- Newly configured self-contained bar and restaurant
- Minimum space of 282 sq m (3,036 sq ft) – subject to negotiation
- Separate access to be formed to the venue
- External terrace fronting Priory Road
- Operator to benefit from hotel trade and destination trade

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## The Opportunity

The opportunity exists for a tenant to enter into an agreement for lease, subject to the landlord completing works to the building which will involve the creation of a new entrance, amalgamation of the bar with the main restaurant and the separation of services and infrastructure, to enable an operator to trade independently from the hotel whilst also benefiting from staying guests trade within the hotel itself.

## Location

The Trouville Hotel is located in the heart of Bournemouth, just a few minutes stroll from the town centre, gardens, award winning beaches, Central Pier, Bournemouth Square & Gardens, BH2 and the Bournemouth International Centre (BIC).

The property is situated on Priory Road and is close to a number of other hotels and A3/A4 operators, including 1812, Bar So, The Crab and Neo bar & restaurant.

## Description

The Trouville Hotel comprises an art deco building arranged over five levels with rendered brick elevations beneath a tiled roof. Due to its sloping topography, the building has numerous access points over varying levels and also benefits from sea views.

The newly formed bar and restaurant will be generally open plan with a central stair core and benefiting from sea views. Required space and configuration is subject to negotiation but we outline the minimum space available within the Accommodation section of these details.

## Accommodation

FLOOR	USE	SQ FT	SQ M
Ground	Bar, Restaurant	3,036	282.14

Floor plans are available upon request.

## Rateable Value

The unit will be re-assessed upon completion of the works.

## Premium/Rent/Price Guide

Leasehold – A new 15 year (effective FRI) 'free of tie' lease is available. Rental offers in excess of £20 per sq ft are invited.

## Energy Performance

The EPC will be available to interested parties upon request.

## Viewing

For a formal viewing, strictly by appointment with Savills. Hotel staff are unaware so no direct approaches.

## Contact

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