

## For Sale

### Fully Refurbished Town Centre Hot Food Take Away & Restaurant with Consent to Trade until 1.00 am

**21 Exeter Road  
Bournemouth  
Dorset  
BH2 5BX**



#### 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 seen substantial inward investment in recent times. This includes two town centre hotels, Hilton Bournemouth and Hampton by Hilton both of which are close to the subject premises.

In addition, and situated directly opposite the property is the major newly opened BH2 leisure scheme which features a 10 screen, 2000 seat Odeon cinema and 17 family orientated branded restaurants. These include Prezzo, Pizza Express, Nando's, Miller & Carter Steakhouse, Handmade Burger Company, TGI Fridays, The Real Greek, Coast to Coast & Ask Italian amongst others.

The premises are well located between the retailing area of The Square and the BIC/ sea front area.

Directly opposite is a site where a substantial mixed use residential/ commercial development is proposed and this should further enhance Bournemouth's reputation as one of the south's premier leisure destinations.

#### DESCRIPTION

These fully refurbished premises are arranged over ground and first / mezzanine floors and have a character feel featuring rough cut timber, exposed brickwork and a beautiful ceramic tiled floor to the ground floor which also features bi-folding windows.

On the ground floor is a generously sized open commercial kitchen together with seating for 24 covers at rough cut timber benches.

At first floor level are a further 28 covers at benches and tables together with male & female WC's and a storage room.

The premises benefit from CCTV, a wired fire alarm and burglar alarm systems.

#### ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

##### Single Fronted Shop

##### Ground Floor

Internal Width: 16'10" (5.13 m)

Shop Depth: 42'11" (13.08 m)

**Net Sales Area: 700 sq ft (65 sq m) approx.**

Feature counter unit in timber and stone. Ice glass topped cream/smoothie freezer, EPOS & cash till. Wash hand basin with soap dispenser.

tel: 01202 887555 web: [www.williscommercial.co.uk](http://www.williscommercial.co.uk)

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.

### Commercial Kitchen:

Equipped with: Grill Vapour stainless steel grill (bars and vapour unit), on stainless steel bench, stainless steel double deep fat fryer unit, stainless steel two draw chicken steamer, Mirror stainless steel griddle, large stainless steel extractor hood, Polar stainless steel four-door refrigerator, stainless steel Workstand oven, Polar stainless steel freezer, Polar stainless steel double fridge unit, Polar white chest freezer, Buffalo stainless steel microwave, Rational stainless steel six rack oven with stainless steel rack unit below.

**Ancillary: Wash up area: 45 sq ft (4.18 sq m)**

**First Floor/ Mezzanine: 423 sq ft (39 sq m)**

With seating for 28 covers at benches and seats

Ancillary: storage cupboard (not inspected)

### THE BUSINESS

The business generates a good trading performance. The purchasers may wish to continue the existing trading style or move into other areas.

NB: The Charlie's Chicken brand is not be conveyed with the sale of the business. Should the purchaser wish to continue with a Charlie's Chicken franchise model then our clients are happy to discuss such an arrangement.

### PLANNING PERMISSION

Planning consent was granted by Bournemouth Borough Council (Application Number 7-2018-836-A0) for Change of Use from restaurant (Class A3) to restaurant and hot food take away (Class A3/A5)

The consent permits trading hours of 8.00 am to 1.00am seven days per week

### LEASE

The premises are available by way of an assignment of the existing effectively full repairing and insuring lease granted for a term commencing 15<sup>th</sup> February 2018 and expiring 14<sup>th</sup> February 2024 at a passing rent of £15,000 per annum, exclusive rising on 15 February 2020 to £16,000 per annum, exclusive until 14 February 2022 when the rent rises to £17,000 pa, exc for the residue of the term

The lease contains an option for the tenant to break on 15<sup>th</sup> February 2021 subject to conditions.

The lease excludes Section 24-28 of The Landlord & Tenant Act 1954

### PRICE

Our clients seek a premium of £110,000 for the leasehold interest, goodwill, trade fixtures fittings and equipment + SAV.

### RATES

We understand that the Uniform Business Rates payable are turnover linked.

Further details available from the agents.

### 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

Each party is to bear their own legal costs incurred in the transaction together with 50% each of the landlord's legal fees

### ENERGY PERFORMANCE ASSET RATING

Energy Performance Asset Rating E107  
Full EPC available for viewing on our website.

### VIEWING

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

### CONTACT

Patrick Willis – 01202 887555  
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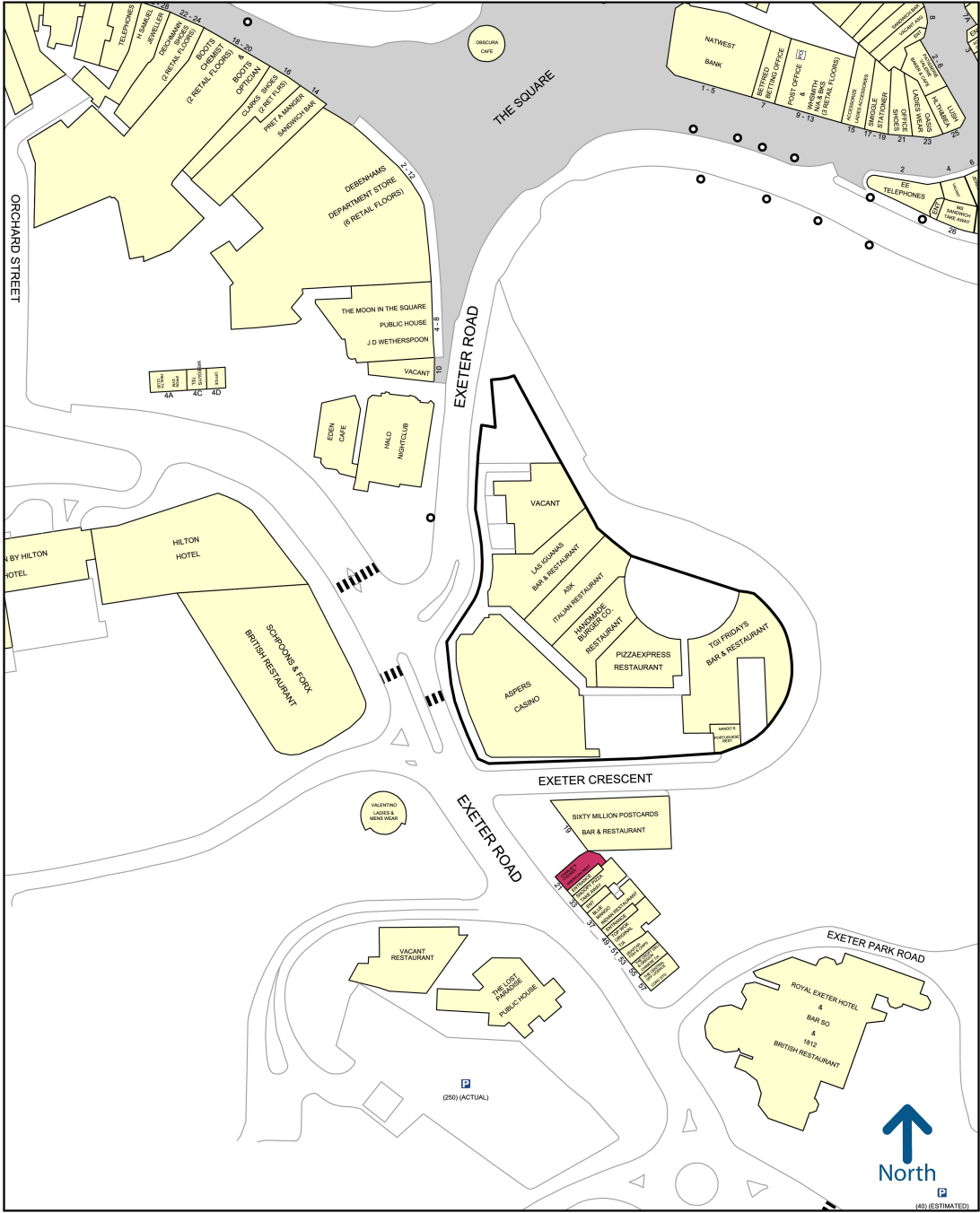








Bournemouth - Central



Experian Goad Plan Created: 31/10/2019  
Created By: Willis Commercial



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