

FOR SALE

Tenanted Investment in Strong Location

**19 Lansdowne Road
& Basement Of, 15–
19a Lansdowne Road,
Bournemouth,
Dorset, BH1 1RZ**

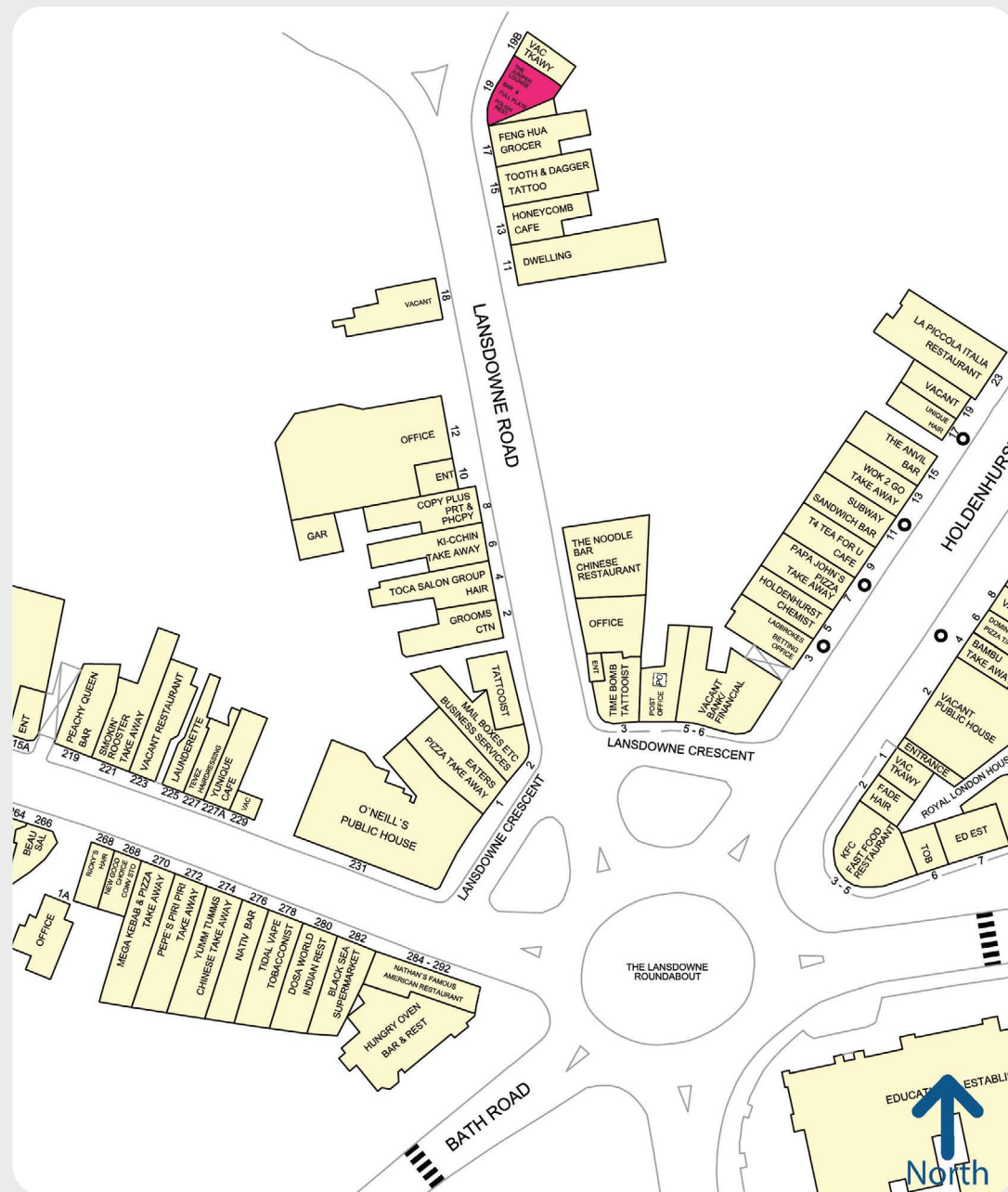
Key Features

- Tenanted long leasehold investment in prominent location
- Current passing rent of £28,200 per annum, exclusive
- 24 Hour Alcohol Premises Licence
- Total Net Internal Area: 3,164 Sq. Ft. (293.64 Sq. M.)
- Offers invited in the region of £399,995



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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR



Tenure

Long leasehold

Lease Terms

The property is let by way of an effective full repairing and insuring lease to Bournemouth Events Ltd commencing 6th June 2024 expiring 5th June 2034 at a passing rent of £28,200 per annum, exclusive payable monthly in advance.

The lease is subject to an upward only rent review and tenant only break clause on 6th June 2029.

The lease is subject to a photographic schedule of condition.

A three-month rental deposit is held by the landlord (£7,050).

Accommodation

Ground Floor	Sq Ft	Sq M
Bar Area	1,064	98.88
Rear Lobby	76	7.06
Beer Cellar	128	11.90
Basement		
Restaurant	1,500	139
Communal Kitchen	396	36.80
Total Net Internal Area	3,164	293.64

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating D (93)

Rateable Value

Rating £17,250
Source www.gov.uk/find-business-rates

Money Laundering

All prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sellers sole agent:

Ben Simpkin | 07871 373 069 | bsimpkin@mavarealestate.co.uk

Clare Julian | 01202 887 555 | cjulyan@mavarealestate.co.uk



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