



## SITUATION

Occupying a busy trading position just off the Lansdowne Roundabout in the heart of the A3 Restaurant and Bar circuit, close to branches of **Revolution, O'Neills, Walkabout Bar, McColls** and **Betfred** and amongst a variety of local retailers only a few minutes' walk from the prime centre of the town.

Bournemouth is a popular seaside resort situated on the south coast approximately 30 miles south-west of Southampton and just under 6 miles east of Poole, enjoying excellent road access via the A31 to the M27.

## PROPERTY

A mid-terrace building comprising a **Ground Floor and Basement Bar** (see Notes 1 & 2) with separate front access to **2 large Self-Contained Flats** on first, second & third floor levels.

In addition, there is a small, gated rear yard with a secondary access to the basement.

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

## ACCOMMODATION

### Ground Floor Bar

Gross Frontage	25'1"
Internal Width	18'0"
Bar Depth	40'2"
Built Depth	48'0"
Bar Area	Approx. 675 sq ft
Kitchen Area	Approx. 130 sq ft
Disabled WC	

### Basement

Bar Area	Approx. 425 sq ft
Store Area	Approx. 115 sq ft
Ladies and Gents WC's	

### First Floor Flat

2 Bedrooms, Living Room, Kitchen/Diner, Shower Room/WC (GIA Approx. 700 sq ft)

### Second & Third Floor Flat

4 Bedrooms, Living Room, Kitchen/Diner, Bathroom/WC, Sep WC (GIA Approx. 1,175 sq ft)

**Note 1: We understand the property holds a Premises Licence granted by Bournemouth Borough Council which expires in November 2019.**

**Note 2: The Bar will include all fixtures and fittings currently on-site such as refrigerators, ice machine, bar equipment, etc.**

# Vacant Bar and 2 Flats

The Surveyors dealing with this property are **John Barnett** and **Jonathan Ross**

## Joint Auctioneers

Enfields, 56 Holdenhurst Rd, Bournemouth BH8 8AQ  
Tel: 01202 635 877 Ref: Jonathan Thomas  
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## Vendor's Solicitors

Blake Morgan LLP  
Tel: 02380 908 090 Ref: Gemma Smith  
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For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders' page