

BLUE BOAR

29 MARKET CLOSE, POOLE, DORSET, BH15 1NE

FREEHOLD PUBLIC HOUSE FOR SALE - *PRICE REDUCED £395,000 PLUS VAT*





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HIGHLIGHTS INCLUDE:

- Public house located in coastal town of Poole within the historic and characterful central "Old Town" area
- Property arranged over four levels with approximate GIA 6,284 sqft (0.065 acre plot)
- Trading areas include bars at ground and basement with a function room and trade kitchen at first
- Includes three bedroom private living accommodation on top floor
- Poole has an estimated population of 151,500 (mid-2016 census estimates)
- Freehold price reduced to £395,000 plus VAT (capital value £63 per sqft)

LOCATION

The Blue Boar is located in the coastal harbour town of Poole in the county of Dorset, 6.8 miles (10.9 kilometres) west of Bournemouth and 112 miles (179 kilometres) south west of London.

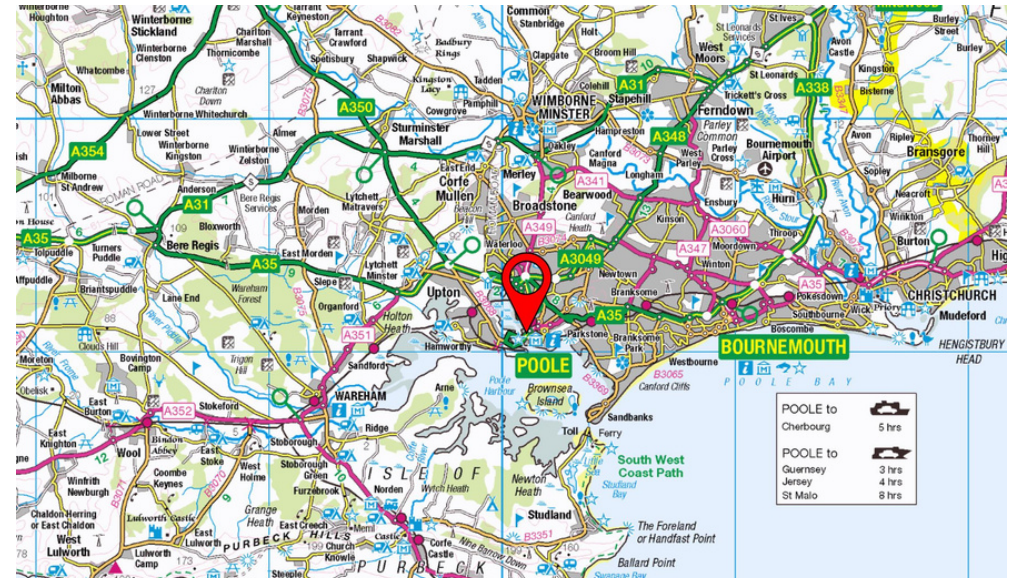
The property benefits from dual frontages to Market Close and Dear Hay Lane approximately 450 metres (0.3 miles) north of The Quay and 600 metres (0.4 miles) south of Poole train station. The town benefits from multiple arterial road links with the nearby A350 connecting with the A35 approximately 1.8 miles (2.9 kilometres) to the north.

Poole boasts Europe's largest natural harbour and as a result has a well established tourist profile with tourist sightseeing tours departing The Quay regularly (the National Trust's Brownsea Island is popular). The area benefits from a varied hospitality offering with nearby pub occupiers including The Antelope and The Rope and Anchor and cafes such as The Fisherman Café and Riptide Espresso Records. The "Old Town" has a rich history and local amenities include Poole Museum.

Poole has an estimated population of 151,500 (mid-2016 census estimates) making it the second-largest town in the ceremonial county of Dorset. Together with Bournemouth and Christchurch, the conurbation has an estimated total population of nearly 400,000.

DESCRIPTION

An end-terrace two-storey above basement level property of brick construction with attic accommodation under a multi-pitched tile roof. The property extends to approximately 0.065 acres with a building Gross Internal Area of approximately 6,284 sqft (616 sqm).



LINKS

[GOOGLE STREET VIEW](#)



ACCOMMODATION

- Ground Floor** At ground floor level the main entrance provides access public bar which has a traditional interior including tables and chairs, with additional high stools around a bar servery. GIA 2,099 sqft.
- Basement** The basement level “Merchants Cellar Car” comprises a collection of intimate brick tunnels and cosy alcoves, creating and unique atmosphere. GIA 1,316 sqft.
- First Floor** At first floor is a good sized function suite with high ceilings and expansive windows. The room benefits from a separate bar servery. This floor also features an equipped commercial kitchen and a lift hoist that serves all three levels. GIA 2,064 sqft.
- Second Floor** Living accommodation consists of three well sized bedrooms, living room, bathroom and office. GIA 805 sqft.
- Externally** Customer areas are located to front of the property on a pavement terrace.

TENURE & PRICE

Price reduced to £395,000 plus VAT representing a capital value of £63 per sqft. The property is for sale freehold with vacant possession upon completion. The property is elected for VAT (please seek independent advice if required). Freehold title DT202810.

CONSERVATION & PLANNING

The property is Grade II listed and located in the Town Centre Heritage Conservation Area. We understand the established planning use is Sui Generis (public house) under the Town and Country Planning (Use Classes) Order 1987 (as amended). The local authority is BCP Council (Poole).

SERVICES

We understand all mains services are connected.



EPC

C-73

BUSINESS RATES

The property is listed on the 2026 VOA list with a Rateable Value (RV) of £38,000. This is not the rates payable. For all rating matters please speak to the Valuation Office Agency, particularly with reference to any transitional relief that may apply.

LICENSING

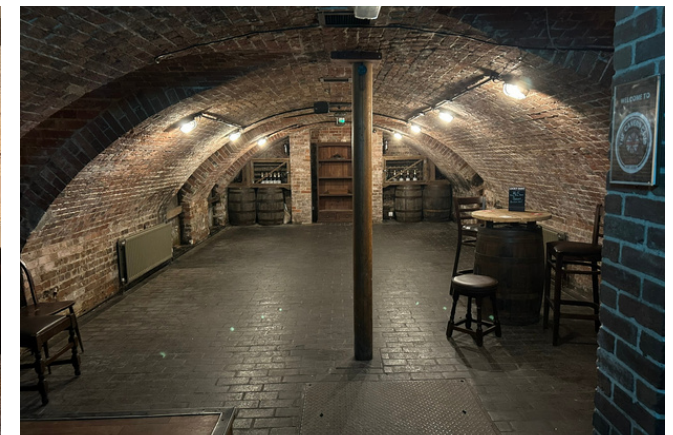
The property has been granted a Premises Licence (BH182801) in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours: Monday to Sunday 08:00 – 00:00.

FIXTURES & FITTINGS

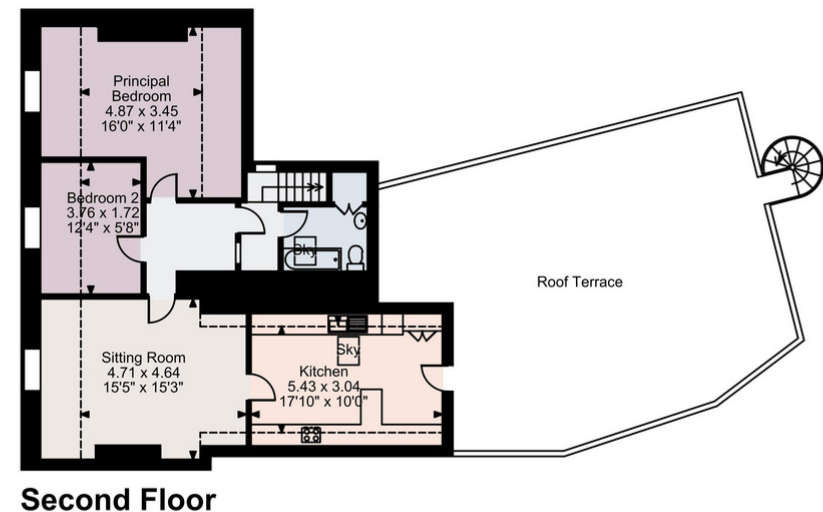
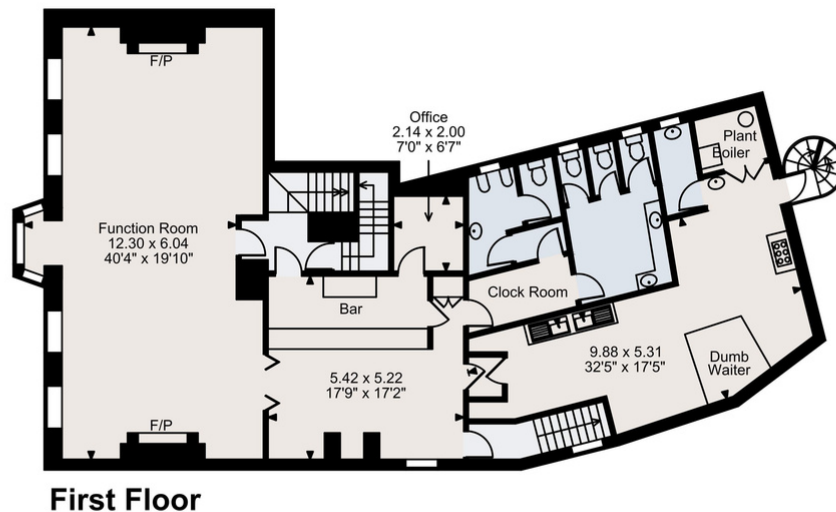
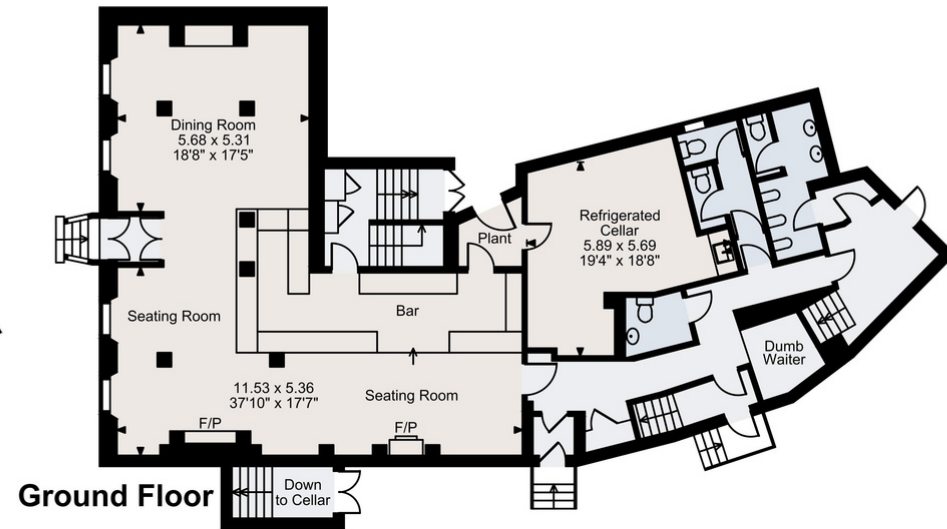
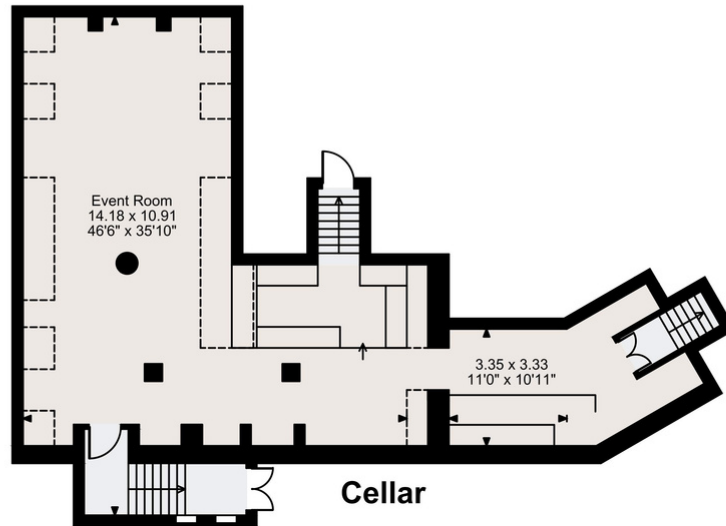
Fixtures and fittings which are in the absolute ownership of the vendor and in situ on completion are included within the sale. Any branded or leased items and any items owned by third parties may be excluded.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.







FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

BLUE BOAR

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VIEWINGS

The business is closed. All viewings must be arranged strictly by appointment with the sole agents Savills.

CONTACT

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