



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



LICENCED BAR PREMISES TO LET

NEW LEASE

 **GROUND AND FIRST FLOORS, HANOVER HOUSE,
134-136 OLD CHRISTCHURCH ROAD, BOURNEMOUTH, BH1 1NL**



KEY FEATURES

- Expressions of interest sought from occupiers
- Alternative commercial uses within Use Class E would be considered subject to landlords consent
- Ground floor: 2,981 sq.ft. (277 sq.m.) approx.
First floor: 2,346 sq.ft. (218 sq.m.) approx.
- A letting of the ground floor only would be considered

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SITUATION & DESCRIPTION

The property is located within the town centre overlooking Horseshoe Common just outside the pedestrianised section of Old Christchurch Road. The property is located within the heart of the night time pub and club circuit of the town.

Occupiers in the immediate area include Barbaras Bier Haus, Turtle Bay. Underneath the subject premises is FYEO.

The accommodation comprises a substantial ground floor premises that have historically been used as a bar with staircase leading to the first floor which provided ancillary areas such as customer cloakrooms, kitchen, stock rooms and staff areas.

ACCOMMODATION

Ground floor	2,981 sq.ft. (277 sqm.) Approx.
First floor	2,346 sq.ft. (218 sq.m.) Approx.
Total	5,327 sq.ft. (495 sq.m.) Approx

PREMISES LICENCE

Monday	10.00 to 03.00
Tuesday	10.00 to 04.00
Wednesday	10.00 to 03.00
Thursday	10.00 to 03.00
Friday	10.00 to 03.00
Saturday	10.00 to 03.00
Sunday	11.00 to 02.00

Premises Licence Number: 082665

Further information is available upon request

EPC RATING -

Rating E

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PLANNING

Planning consent granted 1st March 1994 for Alterations to the front elevation and change of use of the ground floor offices to Class A4 public House.

Planning application No. 7-1993-04820-Y

Planning consent granted 10th July 2000 for alterations to front elevation and use of the 1st Floor offices as an extension to the ground floor Public House.

Planning application No. 7-2000-4820-AG

Alternative uses including restaurant, retail, estate agents, office, medical, educational would be considered subject to any necessary planning consents

RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £96,500

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENURE

Available on a new lease with terms to be negotiated. Rental offer sought. Hanover House is elected for VAT.

Enquiries for the ground floor only would be considered

There is a service charge for the running of Hanover House. Further information available upon request

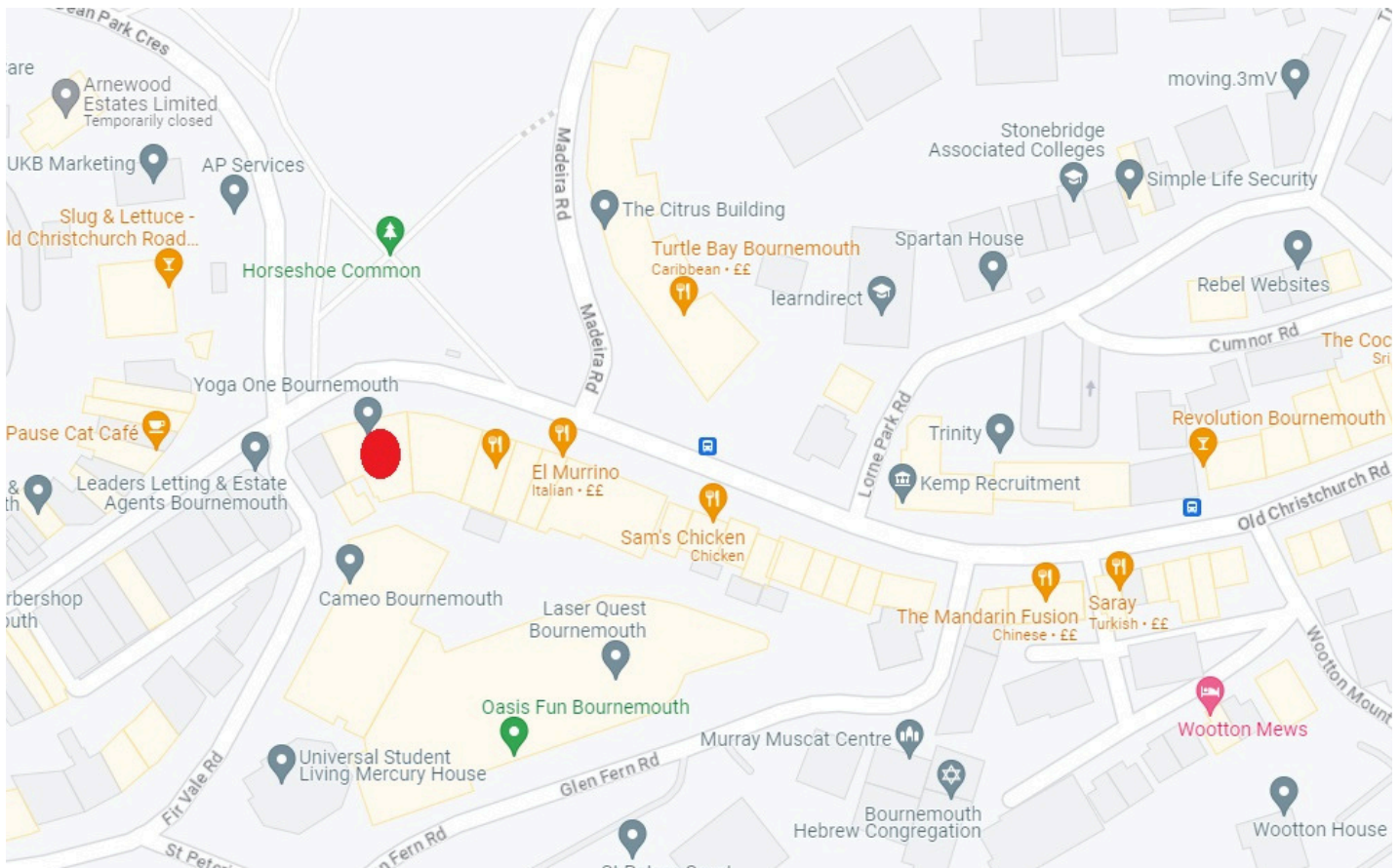
LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

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MAP LOCATION

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MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5)

The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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