



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**560 CHRISTCHURCH ROAD  
BOSCOMBE BOURNEMOUTH BH1 4BH**



## Licensed Premises TO LET

- Premises with licence till 02.00 am
- Ground floor area: 212 sq m / 2,281 sq ft
- Basement floor area: 266 sq m / 2,863 sq ft

Arrange a viewing today

**01202 551821**

**Available on a new lease at  
GF & Basement: £50,000**

**Premium: £50,000**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## SITUATION AND DESCRIPTION

The building comprises a Public House located within the pedestrianised section of Christchurch Road. The property has the benefit of a substantial frontage and visibility to the road and is located close to a range of day time and night time entertainment and catering establishments including the O2 Academy, McDonalds, the award winning Chaplin's & The Cellar Bar as well as a range of locally run fast food establishments.

The commercial element of the building has historically traded as a public house arranged over ground and lower ground floors.

The basement is separated from the ground floor and has its own separate entrance.

## ACCOMMODATION

Ground Floor - See Plan - Existing ground floor edged in red

Male and Female WC's

Stores

Rear office area

Rear smoking area

Seating area

Ground floor area: 212 sq m / 2,281 sq ft

Basement - See Plan - Existing ground floor edged in yellow and Basement plan

Main area

Kitchen

Store

Male and Female WC's

Rear Fire Escape

Beer Store/Cellar

Basement floor area: 266 sq m / 2,863 sq ft

## RATEABLE VALUE - £38,500

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

## PREMISES LICENCE

The property benefits from a premises licence until 2.00am which includes:

Live Music

Recorded Music

Performances of Dance

Activity like Music /Dance

Late Night Refreshment

Supply of Alcohol

## EPC RATING - B43

## TENURE

Available on a new lease with terms to be negotiated for the whole property at a rental of £50,000 per annum.

Once a letting has been agreed, the proposed tenant will need to make a non-refundable applicant charge of £600 plus VAT

**Premium £50,000**

## PLANNING

Long established Class A4 drinking establishment.

From September 2020 this property falls within Class E Commercial Businesses and Services, which include A1, A2, A3, B1, Indoor sports and Medical use, crèche/day nursery

## LEGAL FEES

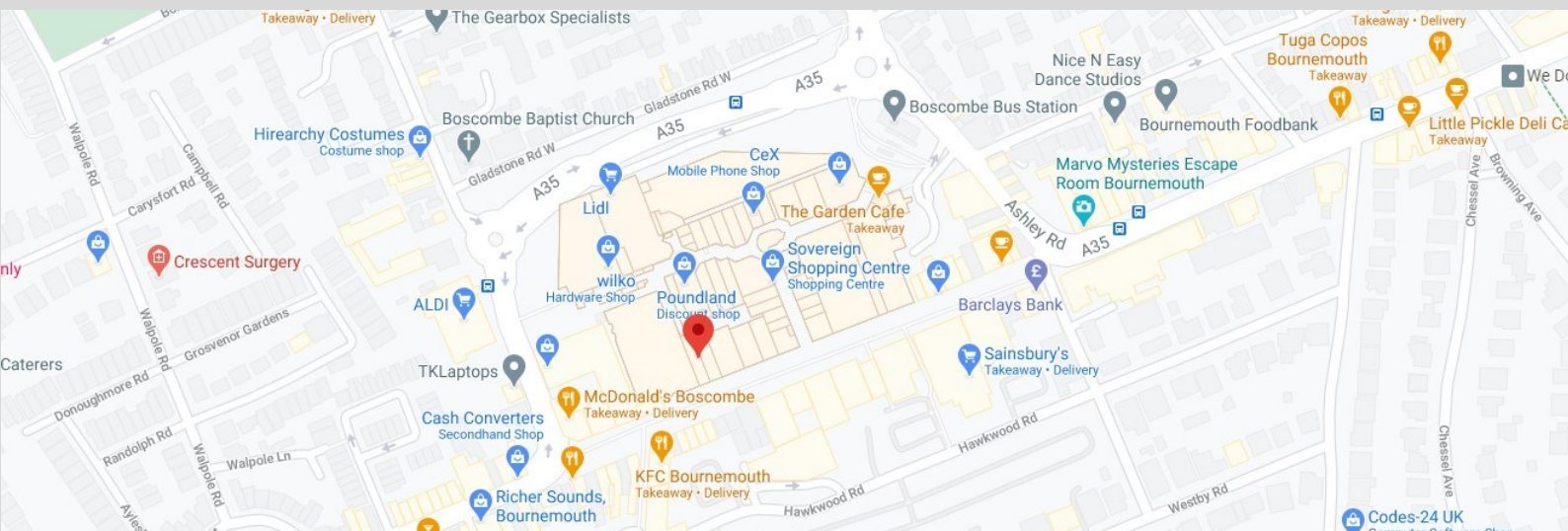
The incoming tenant will be responsible for their own legal fees.

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**

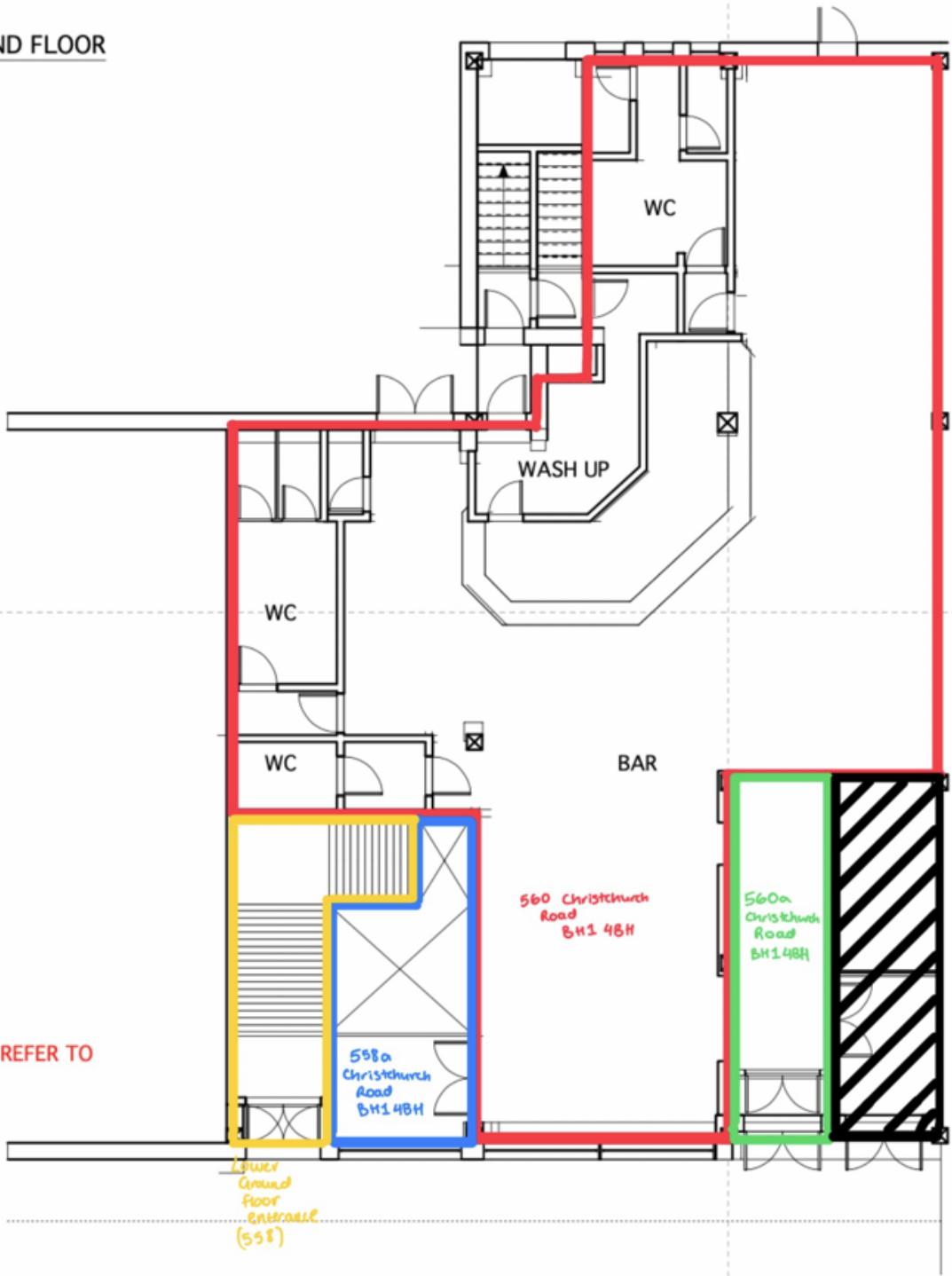


## MONEY LAUNDERING REGULATIONS

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.

B EXISTING GROUND FLOOR  
1:100



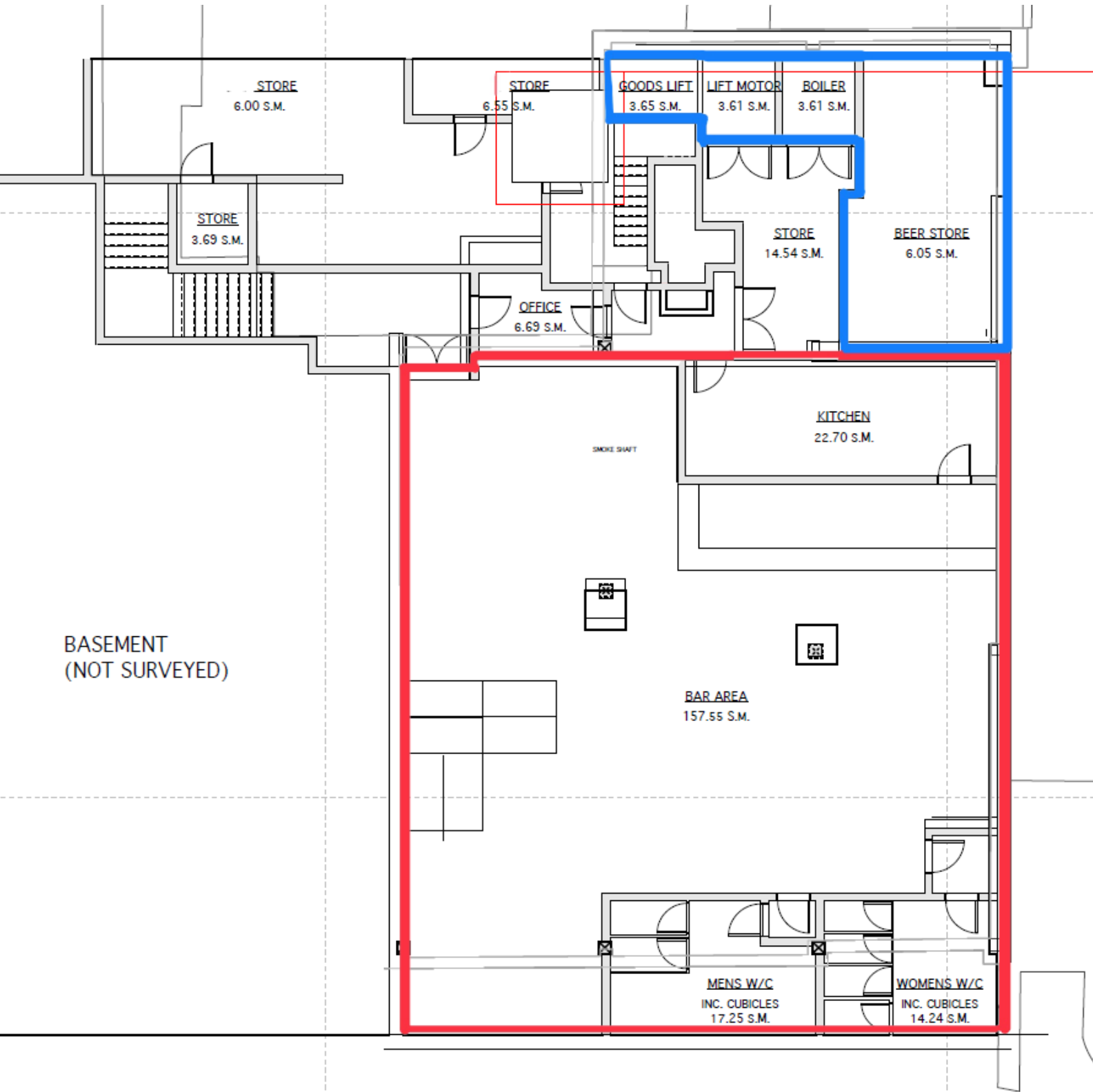
FOR DEMOLITION PLANS REFER TO  
STRUCT ENG. SCHEME

Lower  
Ground  
Floor  
entrance  
(558)

560 Christchurch  
Road  
BH1 4BH

558a  
Christchurch  
Road  
BH1 4BH

560a  
Christchurch  
Road  
BH1 4BH



BASEMENT  
(NOT SURVEYED)

