



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

32-33 THE TRIANGLE BOURNEMOUTH DORSET BH2 5SE



Prominent Restaurant Premises TO LET

- Town centre location within the Triangle
- Two shops linked together
- Total area: 935 sq.ft. (86.29 sq.m.) (excluding basement)

Arrange a viewing today

01202 551821

**Available on a new
lease at
£21,000 p.a.**

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The property is located within the busy and cosmopolitan Triangle area of Bournemouth Town Centre close to the prime retail area of commercial road. The property is located near to the town's library development where occupiers include Tesco Express, Starbucks and KFC.

The property comprises of two shops which have been linked together to provide a large dining area and also benefits from a commercial kitchen and extraction at the rear.

ACCOMMODATION

32 The Triangle

Total area: 674.03 sq.ft. (62.62 sq.m.)
Kitchen 259.19 sq.ft. (24.08 sq.m.)
Basement - not inspected

33 The Triangle

Total area: 477.91 sq.ft. (44.4 sq.m.)
Male and female WC

TENURE

Available on a new lease with terms to be negotiated at a rental of £21,000 per annum.

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

RATEABLE VALUE

No. 32 - £9,400

No. 33 - £6,500

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

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

EPC RATING - B-40

PLANNING

Long established Class A3 Restaurant use.

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

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



© Google Maps

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.