

**TWO SOUGHT AFTER
RESTAURANT / BAR / NIGHTCLUB
OPPORTUNITIES
WITH A VALUABLE 24 HOUR LICENCE
TO LET
IN
BOURNEMOUTH**

Two c.9,500 sq ft Nightclubs Available in BOURNEMOUTH



LOCATION

Bournemouth's location on the south coast of England has made it a popular year round destination for tourists and business people, attracting over 5.2 million visitors a year. The town's population continues to grow, which is helped by both the foreign language students and the strong University presence within the town with approximately 14,000 students. Furthermore, the town is a popular all year round holiday and weekend destination and is particularly popular with stag and hen groups.

Bournemouth is the UK's Leading Coastal resort. With seven miles of golden sandy beaches, the vibrant cosmopolitan town of Bournemouth has long attracted visitors and in 2010 tourism was worth approximately £424 million to the town.

SITUATION

The premises are located on St Peter's Road, a couple of minutes walk from the main Old Christchurch Road shopping street. The area is well established as a popular destination for bars, clubs and eateries and attracts high footfall activity in the evenings and weekends.

The Former Bliss and Chilli Whites are located in the same building amidst retail and office occupiers. They are situated opposite Bournemouth's Business School University and the Burlington shopping arcade.

Local Operators include Rhubarb Caribbean Restaurant, Cameo Nightclub and Myu Bar, Wetherspoon's and Lloyds No. 1, The Royal Bath Hotel, Alcatraz Brasserie, Odeon cinemas and Day's Restaurant. As well as the Burlington shopping Arcade and Bournemouth Business School.

Davis Coffey Lyons provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Ltd.

Bliss

1-15 St Peters Road
Bournemouth, Dorset, BH1 2JZ



Internal Description

- Ground floor space of approx 5,000 sq ft benefitting from two separate bar areas.
- There is a raised VIP area and the main dance floor is situated on the ground floor
- There is a staircase leading down to basement level with an extensive bar area together with a large dance floor area, DJ booth and private booths.
- The premises have a full air flow system and air Conditioning units together with cloakrooms and fire escapes.
- Generous ladies and gents toilets in the basement level together with a disabled lift and staff areas.

New lease available

Rent: £150,000 per annum

Premium offers invited

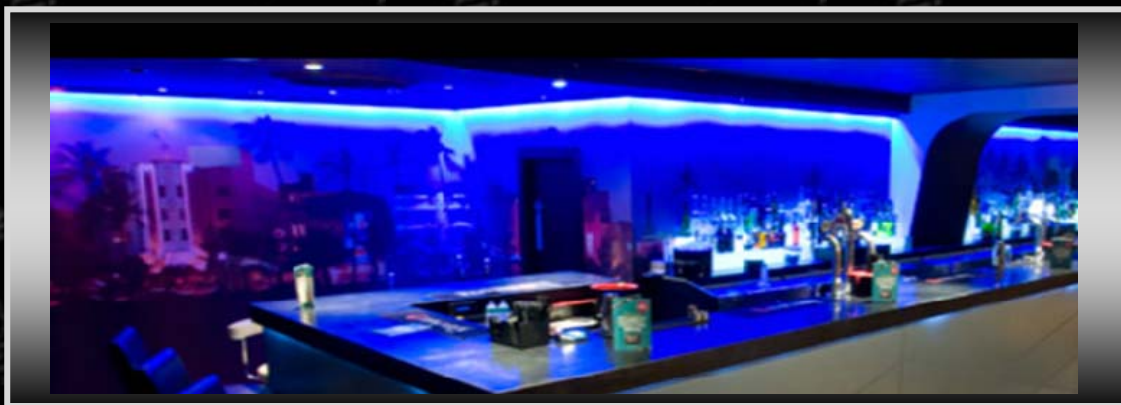
	<u>Sq ft</u>	<u>Sq m</u>
Ground	5,000	464
Basement	4,800	445
Total	9,800	909

RV 2013:	£ 235,000	RP 2013:	£108,570
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EPC: D 96 – The EPC Certificate can be supplied upon request

Licence: The premises benefit from a valuable 24 hour premises licence (a copy of which can be obtained upon request).

33-39 St Peters Road,
Bournemouth, Dorset, BH1 2JZ



Internal Description

- The accommodation is arranged principally over ground and lower ground floors of a five storey building.
- Impressive trading area at ground level, including a bar, VIP area and a substantial number of seats surrounding the ground floor level.
- Staircase leading down to the basement space with a large bar together with dance floor, disabled toilets, office and back of house.
- The premises have full air flow system and air conditioning units together with cloakrooms and fire escapes.

New lease available

Rent: £150,000 per annum

Premium offers invited

	Sq ft	Sq m
Ground	5,000	464
Basement	4,100	380
Total	9,100	844

RV 2013:	£153,000	RP 2013:	£70,686
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EPC: E 103 - An EPC Certificate can be supplied upon request

Licence: The premises benefit from a valuable 24 hour premises licence (a copy of which can be obtained upon request).



DAY AND NIGHT DESTINATIONS ENCOMPASSING DINING, DRINKING AND CLUBBING

SLEEK AND STYLISH VENUES DESIGNED TO THE HIGHEST SPECIFICATION

SITUATED IN THE CENTRE OF THE MAIN A4 "CIRCUIT"

RARE OPPORTUNITY TO ACQUIRE TWO OF BOURNEMOUTH'S LEADING VENUES

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