



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

4 THE TRIANGLE BOURNEMOUTH DORSET BH2 5RY



Nightclub - FOR SALE

- Fully fitted nightclub with first floor store rooms
- Late night premises licence
- Upper floor accommodation all fully let (Current monthly income £2,400)

Rent
£30,000 p.a.

Premium required
£60,000

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The property is located in the vibrant cosmopolitan Triangle Area of Bournemouth Town Centre. As well as the main library for the town the Triangle also has a range of specialist retail shops, office occupiers, restaurants, bars and nightclubs.

The property is a short distance from the prime pedestrianised section of Commercial road. The property is located at the busy road junction where The Triangle, Poole Hill and Commercial Road all meet.

The premises are fitting out as a nightclub on the ground floor with first floor store rooms above. Upstairs we are told there is a 1 bed flat, studio flat and 2 bed flat. (The upper parts have not been inspected.)

ACCOMMODATION

Ground floor: GIA Max depth is 23.76 sq.m.
Max width is 6.65 sq.m.
Total 158 sq m (1,700 sq ft)
First floor store room: 1.86m x 3.36m and 2.4 x 2

Nightclub benefits from:

CCTV system

Music system

Fully fitted bar

Fire alarm system

Male and Female WC

Air conditioned throughout

Late night premises licence (see last page for further information)

EPC RATING - D

Accommodation (not inspected)
1 bed flat - Studio flat - 2 bed flat

RATEABLE VALUE - £16,900

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

The premises are subject to a lease expiring 30th September 2037 at a current rent of £30,000 p.a.

We are told that all flats are occupied and current income is as follows (we have not had sight of any documentation):

Studio flat:	£700 pcm all inclusive
1 bedroom flat:	£900 pcm all inclusive
2 bedroom flat:	£800 pcm all inclusive

PREMIUM

£60,000 for all fixtures and fittings.

PLANNING - We understand the ground floor has nightclub use and the upper parts have residential use but all applicant should make their own enquiries with the Local Authority.

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



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.



Licensing Team
BCP Council Civic Centre
Bourne Avenue
Bournemouth BH2 6DY



Premises Licence Part B

Premises licence number: BH201595

Postal address of premises, or if none, ordnance survey map reference or description:

Ratio Bar 4 The Triangle

Post town: Bournemouth

Post Code: BH2 5RY

Telephone number: 01202 294321

Licensable activities authorised by the licence:

Live Music, Recorded Music, Performances of Dance and Supply of Alcohol

The times the licence authorises the carrying out of licensable activities:

Live Music: (Indoors)

Monday to Sunday - 21:00 to 03:00

Recorded Music: (Indoors)

Monday to Sunday - 21:00 to 03:00

Performances of Dance: (Indoors)

Monday to Sunday - 21:00 to 03:00

Supply of Alcohol:

Monday to Sunday - 21:00 to 03:00

Seasonal variations for all licensable activities

The terminal hour will be extended by one hour on the eve/day of British summer time when the clocks go forward by one hour.

The opening hours of the premises:

Monday to Sunday - 21:00 to 03:30

Seasonal variations

The opening hours will be extended by one hour on the eve/day of British summer time when the clocks go forward by one hour

Where the licence authorises supplies of alcohol whether these are on and/ or off supplies:

Alcohol will be consumed on the premises

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence:

Ratio Bars Limited, 10 Leighton Lodge, 15 Branksome Wood Road, Bournemouth, BH2 6BX

Registered number of holder, for example company number, charity number (where applicable):

14367771

Name of designated premises supervisor where the premises licence authorises the supply of alcohol:

Mr William Mouhana

State whether access to the premises by children is restricted or prohibited:

None

Issued: 15 February 2023


Mrs Nananka Randle
Licensing Manager