



INVESTMENT FOR SALE

£325,000 FREEHOLD

 **3 TO 5 LANSDOWNE ROAD, BOURNEMOUTH,
DORSET, BH1 1RZ**



KEY FEATURES

- Single storey commercial premises operating as a licenced restaurant and takaway trading as the Noodle Bar
- Current rental income: £24,000 p.a. with 14 years guaranteed income from the existing lease and completed reversionary lease that expires in September 2040
- Total floor area: 2025 sq.t. (188 sq.) approx. and parking

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 bhcommercial@ellis-partners.co.uk  01202 551821

SITUATION & DESCRIPTION

The Lansdowne is a busy part of the Town Centre where Bournemouth University now has its administration offices and numerous Student halls of residence. The central business district is located nearby in Oxford Road. The Lansdowne has a wide range of commercial occupiers that cater for both the student population and office workers in the immediate vicinity. The property is located on the corner of Lansdowne Mews and next door to the newly built Lansdowne Church.

The subject property is single storey and is fitted out and operating as a Licenced restaurant and Takeaway, trading as the Noodle Bar. The business was opened in 2014 and is a very busy and popular restaurant within the Lansdowne area of the Town Centre. Further information can be found on their website on the link below

<https://www.nbar.u>

ACCOMMODATION

Width	44'00" (13.4m)
Depth	39'06" (15.1m)
Total Floor Area	2,025 sq.ft. (188 sq.m.) Approx

Designated parking in Lansdowne Mews adjoining the Lansdowne Church

EPC RATING -

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PLANNING

Planning consent for change of use to restaurant was granted on 2nd February 1987. Planning application No A/86/2692/Z

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RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £39,750 (previously £37,000)

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

Licenced to sell alcohol everyday between 12pm and 2am
Application Number 084902

TENURE

The property is held by way of a 10 year lease from 5th September 2020 let to an individual who is trading as the Noodle Bar Bournemouth. The September 2025 rent review was agreed at a rental of £24,000 p.a.

A Reversionary lease from September 2030 for a term of 10 years has now been completed with a commencing rental of £24,000 but with a day 1 rent review in September 2030

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

PRICE

£325,000 freehold subject to and with the benefit of 14 years unexpired lease term and guaranteed rental income

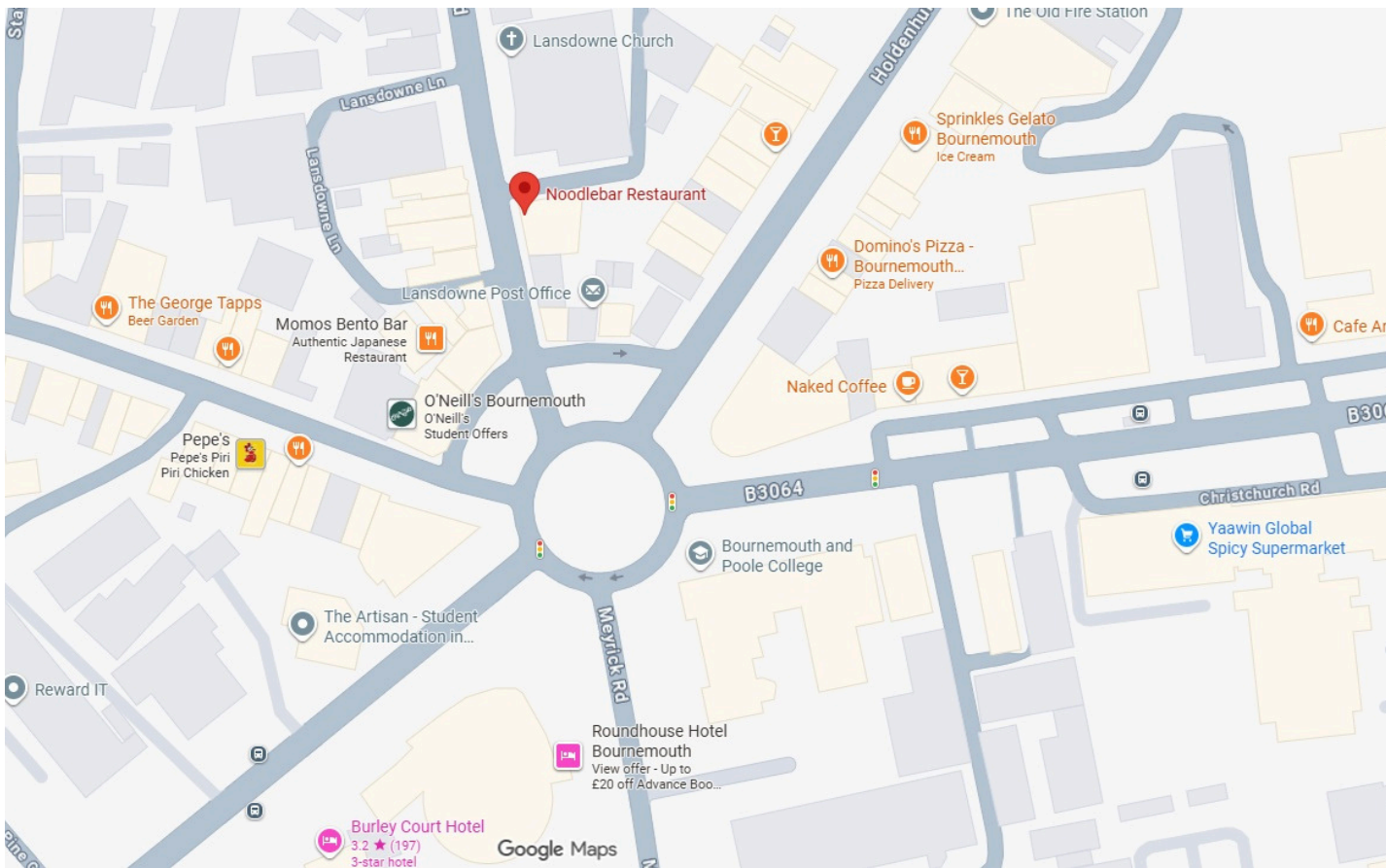
LEGAL FEES

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

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MAP LOCATION

© 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.

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