

**Lot 10, The Anchorage, 47 Haven Road, Canford Cliffs, Poole,
Dorset BH13 7LH**

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Prominent Gastro Pub and Hotel in Exclusive Location

www.acuitus.co.uk

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Property Information

Prominent Gastro Pub and Hotel in Exclusive Location

- Let to Greene King Brewing and Retailing Limited until 2042 (no breaks)
- New lease from September 2022
- Attractive and Recently Refurbished Building
- Gastro Pub accommodation with a 6 bedroom hotel on the First Floor
- Prominent road Frontage on the main route to Sandbanks
- Rear car parking and Beer Garden
- Site area of Approximately 0.146 Ha (0.361 Acres)

Lot 10
Auction 18th May 2023

Rent £120,000 per Annum Exclusive
Status Available

Sector Leisure
Auction Venue Live Streamed Auction

Location

Miles 4 miles east of Poole, 4 miles west of Bournemouth
Roads A35, A338
Rail Poole Railway Station, Bournemouth Railway Station
Air Bournemouth Airport

Situation

The property is located in the affluent and well sought after Canford Cliffs suburb of Poole. It lies equidistant between Poole town centre and Bournemouth town centre approximately 4 miles to the west and east respectively. The world famous Sandbanks district neighbours Canford Cliffs to the south west and the area benefits from an extensive sandy beach popular with tourists and locals. The property provides an extensive frontage on to Haven Road and Canford Cliffs Road in a primarily residential area. Residences are a mix of low rise apartment blocks and extensive detached houses.

Tenure

Freehold.

Description

The property comprises a ground floor gastro pub/ restaurant with ancillary accommodation and hotel reception area. On the first floor there are 6 hotel rooms consisting of 4 different room types: feature room, accessible double room, superior double room or double room. To the rear of the property there is car parking for approximately 20 vehicles.

VAT

VAT is applicable to this lot.

Completion Period

6 week completion available

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m | Floor Areas Approx sq ft | Tenant | Term | Rent p.a.x. | Rent Review |
|---|--------------------|----------------------------|-----------------------------|---|---|-----------------|--|
| Ground | Restaurant | 244.60 | (2,633) | GREENE KING BREWING AND RETAILING LIMITED (t/a The Anchorage) (1) | 20 years from 30/09/2022 expiring 29/09/2042 | £120,000 | 01/08/2025 and five yearly thereafter |
| | Ancillary | 76.15 | (820) | | | | |
| First | Ancillary Hotel | 55.60 6 x Hotel Rooms | (598) - | | | | |
| Total Approximate Floor Area Excluding Hotel Accommodation | | 376.35 | (4,051) (2) | | | £120,000 | |

(1) Founded in 1799 Greene King is now the country's leading pub retailer and brewer, welcoming customers to over 2,600 pubs, restaurants and hotels (Source: www.greenking.co.uk 21/04/2023). For the year ending 2nd January 2022, Greene King Brewing and Retailing Limited reported a Turnover of £1,280,000,000, a pre-tax loss of (£40,900,000) and a Net Worth of £1,798,200,000 (Source: Companies House 21/04/2023).

(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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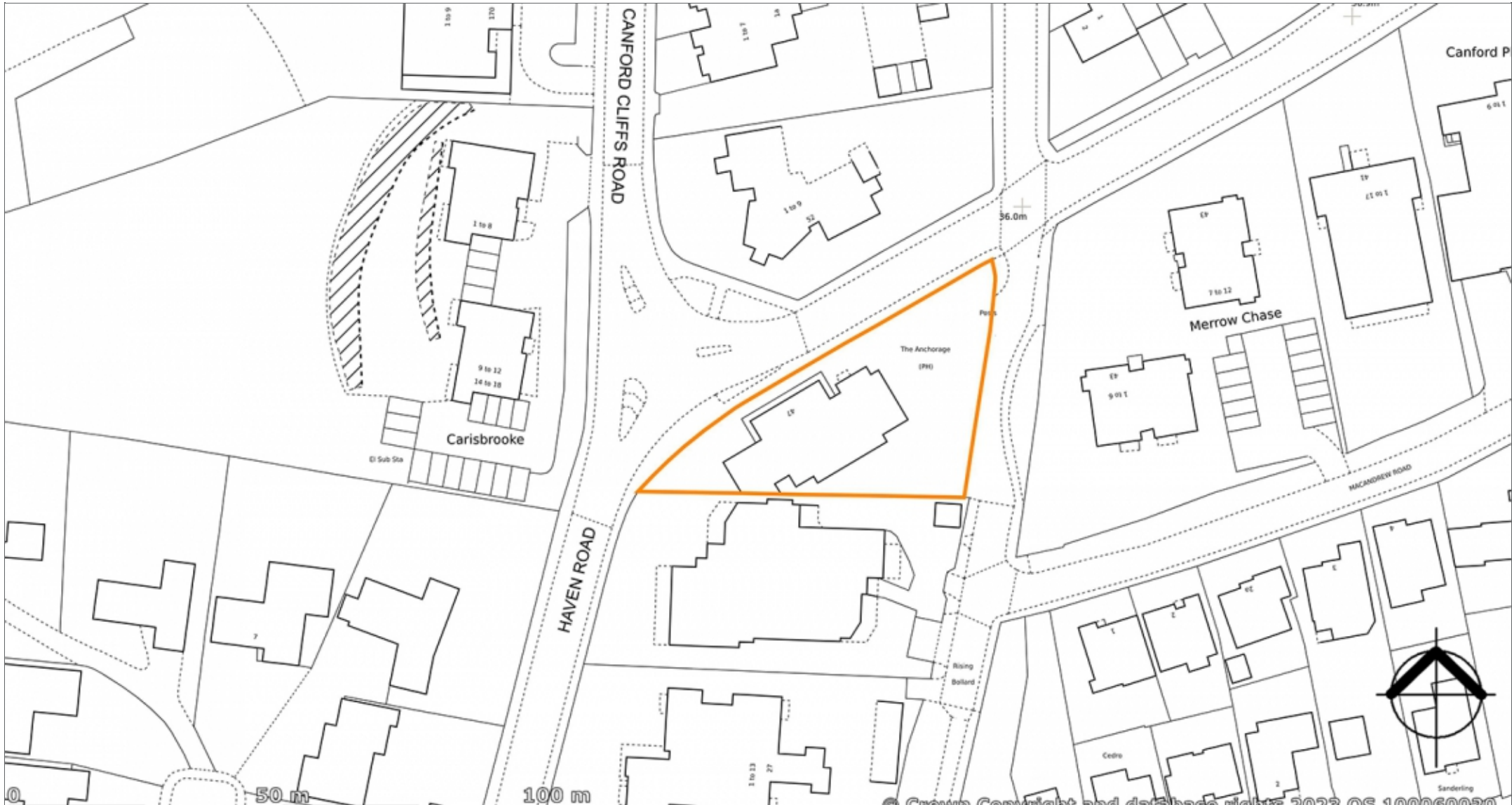
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September 2020