

# Lot 19, 284 to 292 Old Christchurch Road, Bournemouth,

**Dorset BH1 1PH**

For sale by Auction on 13th July 2023 (unless sold or withdrawn prior)



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## Property Information

### Freehold Restaurant Investment

- Comprises Two Restaurant Units and Residential Flats
- Restaurant T/A Nathans Famous Let Until 2034 (subject to option)
- Prominent Location on Roundabout in Busy Town Centre
- Asset Management Opportunity - with One Restaurant Subject to Vacant Possession and potential to extend the residential lease (4)
- Popular, Affluent and Attractive Coastal Town
- Neighbouring Occupiers including KFC, Domino's, O'Neills and Many More Local Restaurants, Takeaways and Bars

**Lot** 19  
**Auction** 13th July 2023

**Rent** £45,125 per Annum Exclusive  
**Status** Available

**Sector** High Street Retail/Residential  
**Auction Venue** Live Streamed Auction

On Behalf of a Major Fund

### Location

**Miles** 6 miles east of Poole, 30 miles west of Southampton  
**Roads** A31, A35, A338, M27  
**Rail** Bournemouth Railway Station  
**Air** Bournemouth Airport

### Situation

Bournemouth is a highly popular and affluent coastal resort and university town home to over 17,000 students. The property is prominently situated in a strong trading position on the south side of Old Christchurch Road with an imposing position on Landsdown Roundabout and Bath Road. Neighbouring occupiers include KFC, Domino's, O'Neills and many more local restaurants, takeaways and bars.

### Tenure

Freehold.

### EPC

Ground floor and Basement unit = B. Ground and First = E

### Description

The property comprises a substantial building comprising two restaurant units, the first with a considerable frontage onto Old Christchurch Road and the second on the upper level accessed from Bath Road. The remaining parts of the upper floors are residential flats.

### VAT

VAT is applicable to this lot.

### Completion Period

Six week completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground (part) Basement	Restaurant Ancillary	233.20 125.57	(2,510) (1,351)	RBA RESTAURANTS UK LIMITED (crn: 10679378) guaranteed by AMERICAN FIZZ (UK) LIMITED (crn: 07721007) t/a Nathans Famous (2)	15 years from 23/04/2019 (3)	£45,000	23/04/2024 (22/04/2034)
Upper-Ground (part) Ground (part)	Restaurant Ancillary	241.70 28.40	(2,602) (306)	VACANT POSSESSION	-	-	-
Ground (part), First, Second and Third	Residential	-	-	JACEY HOUSE MANAGEMENT COMPANY LIMITED (crn: 07248716)	125 years from 25/03/1998 (4)	£125	(24/03/2123)
<b>Total Approximate Commercial Floor Area</b>		<b>628.87</b>	<b>(6,769)</b>			<b>£45,125</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/results>)

(2) RBA Restaurants UK Limited (crn: 10679378) were incorporated on March 2017 and operate from various restaurants in Bournemouth and Southampton (see: [www.nathansfamous.co.uk](http://www.nathansfamous.co.uk)). American Fizz UK Limited (crn: 07721007) is one of the largest importers and distributors of American Food and Groceries in the UK. For the year ending 31st July 2022, American Fizz UK Limited (crn: 07721007) reported a turnover of £14,358,158, a pre-tax profit of £838,683 and a net worth of £3,501,104 ([www.northrow.com](http://www.northrow.com) 12/06/2023).

(3) The occupational lease provides for a tenant option to determine the lease on 23/04/2024, subject to 6 months written notice.

(4) As to the residential upper parts, the tenant has written to the Seller asking to extend the ir lease. A copy of the letter is available in the Legal Pack.

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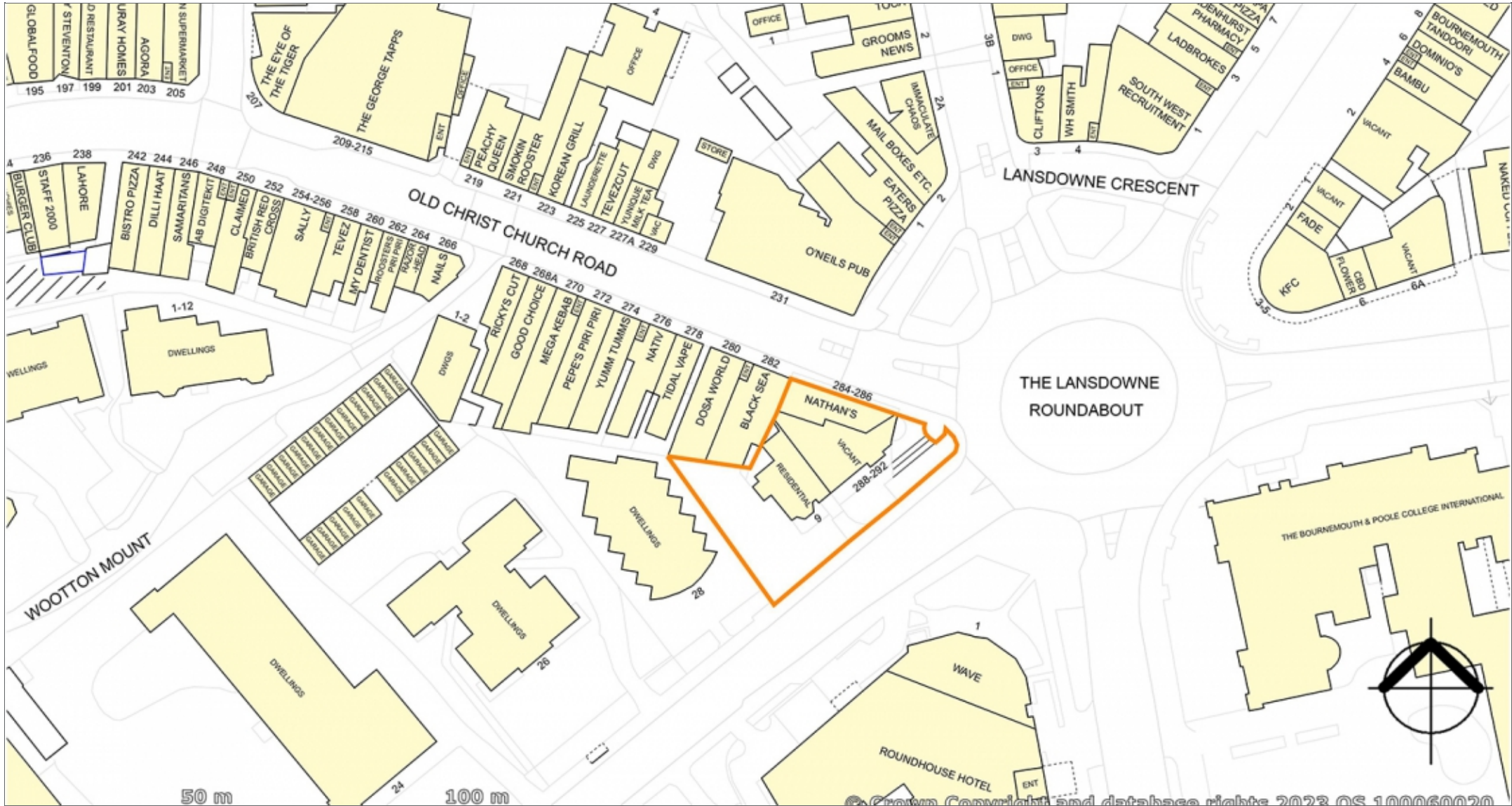
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## Contacts

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September 2020