

Lot 19, 38 Holdenhurst Road, Bournemouth,

Dorset BH8 8AD

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



Freehold Former Public House and Development Opportunity

www.acuitus.co.uk

Lot 19, 38 Holdenhurst Road, Bournemouth, Dorset BH8 8AD

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)

Property Information

Freehold Former Public House and Development Opportunity

- Comprises Substantial Public House with staff accommodation on the upper floors
- Planning permission granted for 9 x Residential Flats
- Approximate Floor Area of 801.50 sq. m. (8,628 sq. ft.) over Ground, First and Second Floors
- Popular coastal resort and University Town
- Located in busy leisure pitch with high concentration of student accommodation nearby
- Of interest to owner occupiers or developers
- VAT Free Opportunity

Lot

19

Auction

15th February 2024

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

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 coastal resort and university town home to over 17,000 students. The property is located on the south side of Holdenhurst Road some 150 metres from Lansdowne Roundabout. The property is conveniently located in a popular leisure pitch with a number of bars, pubs, nightclubs and restaurants in the immediate vicinity together with several student accommodation blocks including Oxford Point and Kaplan Living.

Tenure

Freehold.

Description

The property, a substantial and prominent former public house provides ground floor sales with additional seating and sales areas to the first floor. The second floor comprises a former two bedroom managers flat and a one bedroom staff flat. The property also benefits from a forecourt fronting Holdenhurst Road which formerly provided additional outside seating.

VAT

VAT is not applicable to this lot.

Planning

Planning permission was granted on 22/12/2023 by BCP Council under ref 7-2023-10346-J for the erection of a second floor side extension, internal alterations and conversion of the first floor from leisure use (Use Class Sui Generis) to form 9 x residential flats with associated access, bin and cycle storage, and the conversion of the ground floor from a bar/nightclub (Sui Generis) to a commercial space (Use Class E).

Completion Period

Six week completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 19, 38 Holdenhurst Road, Bournemouth,

Dorset BH8 8AD

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Public House	334.67	(3,601)	VACANT POSSESSION
First	Public House/Ancillary	331.41	(3,556)	
Second	Staff Accommodation	135.78	(1,461)	
Total		801.50	(8,628)	

Lot 19, 38 Holdenhurst Road, Bournemouth,

Dorset BH8 8AD

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



Freehold Former Public House and Development Opportunity

www.acuitus.co.uk

Lot 19, 38 Holdenhurst Road, Bournemouth,

Dorset BH8 8AD

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



Freehold Former Public House and Development Opportunity

www.acuitus.co.uk

Lot 19, 38 Holdenhurst Road, Bournemouth,

Dorset BH8 8AD

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



Freehold Former Public House and Development Opportunity

www.acutus.co.uk

Lot 19, 38 Holdenhurst Road, Bournemouth,

Dorset BH8 8AD

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



Freehold Former Public House and Development Opportunity

www.acuitus.co.uk

Lot 19, 38 Holdenhurst Road, Bournemouth, Dorset BH8 8AD

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



Lot 19, 38 Holdenhurst Road, Bournemouth, Dorset BH8 8AD

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

Genesis Legal
2 – 3 The Barns Longham Farm Close
Ferndown
BH22 9DE

Andrew Dao
01202 552255
andrew@genesislegal.co.uk

Associate Auctioneers

Goadsby
99 Holdenhurst Road
Bournemouth
Dorset
BH8 8DY

Ian Palmer
01202393275
07770730149
ian.palmer@goadsby.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020