Dorset BH8 8AD

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)





Freehold Former Public House and Development Opportunity

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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 Auction

19 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

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Tenancy & Accommodation

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

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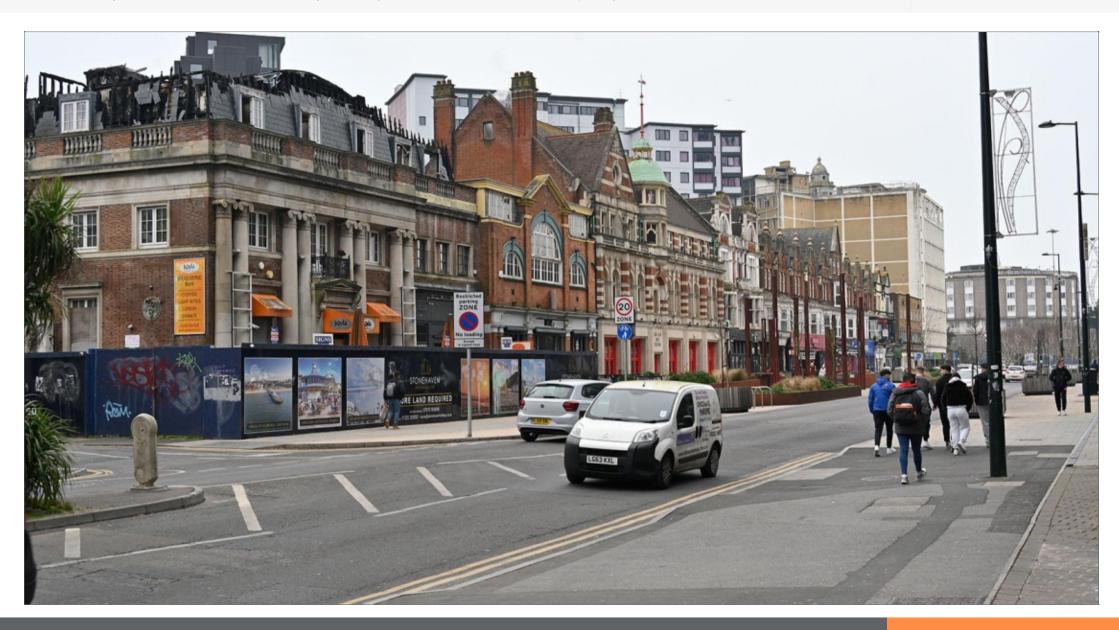




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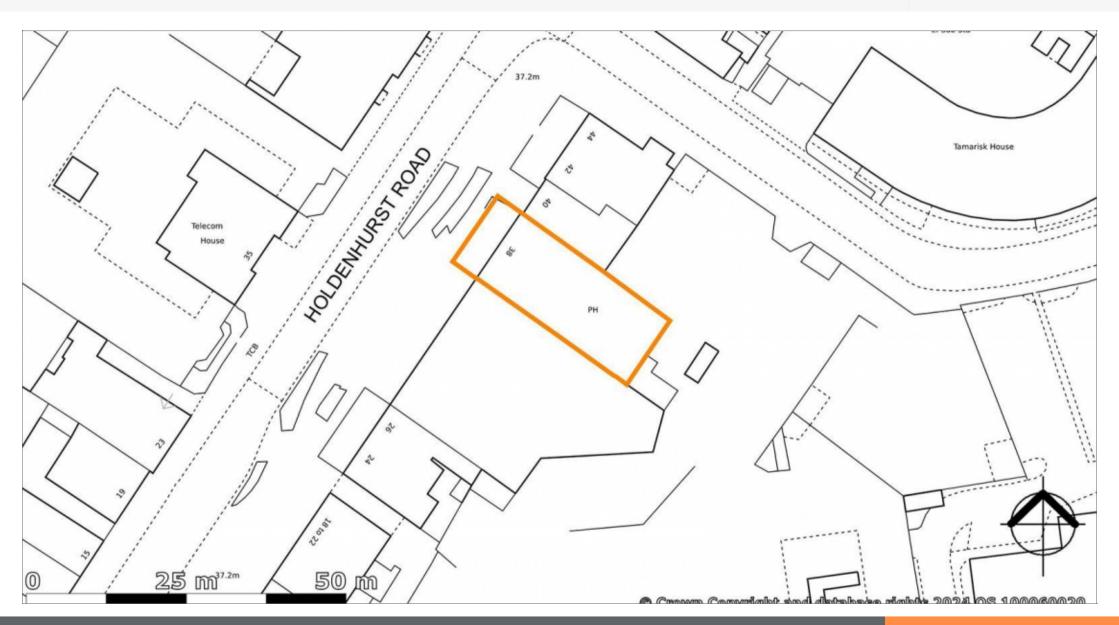


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