

Wessex House, 10 Fir Vale Road Bournemouth, Dorset BH1 2JW

lot 1

Freehold Licensed Premises and Residential Redevelopment Opportunity

- Approx 5,900 sq ft with parking
- Well located in the heart of Bournemouth town centre
- Popular University town with sizeable student population

- Close to prime pedestrianised shopping thoroughfare of Old Christchurch Road
- Residential redevelopment potential of upper parts (subject to consents)

Vacant Possession



Location

Miles: 5 miles south-west of Christchurch
6 miles east of Poole
28 miles south-west of Southampton
Roads: A338, A35, A31, M27
Rail: Bournemouth Railway Station
Air: Bournemouth Airport

Situation

The property is located in the heart of Bournemouth town centre on the west side of Fir Vale Road situated off Old Christchurch Road. The property is close to the Burlington Arcade which provides access from Fir Vale Road to the pedestrianised Old Christchurch Road. Nearby occupiers include Boots Pharmacy, TK Maxx, Caffè Nero, Costa, HSBC, Beales Department Store and Carphone Warehouse.

Description

The property comprises a former ground floor bar/restaurant with ancillary accommodation on the lower ground floor. The first and second floors comprise former office accommodation currently in shell condition, accessed via a hatch door. The property benefits from rear access via Old Christchurch Lane and car parking to the front for approximately four cars.

Planning

The first and second floors may be suitable for residential redevelopment, subject to consents.

Bournemouth Borough Council,
St Stephens Road, Bournemouth, Dorset BH2 6EB.
Tel: 01202 451323.
Email: planning@bournemouth.gov.uk

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx) (i)		Possession
Lower Ground	Ancillary	118.18 sq m	(1,272 sq ft)	VACANT POSSESSION
Ground	Bar/Restaurant	157.12 sq m	(1,691 sq ft)	
First	Former Offices	138.51 sq m	(1,491 sq ft)	
Second	Former Offices	138.42 sq m	(1,490 sq ft)	
Totals		552.23 sq m	(5,944 sq ft)	

(i) The areas stated above are on a Gross Internal basis.

For further details please contact:

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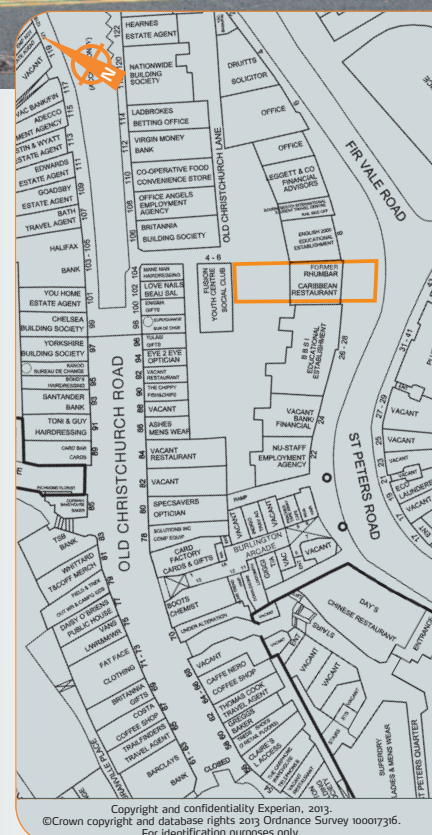
Buyer's Legal Report Service

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See: www.acuitus.co.uk for further details



Seller's Solicitors:

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