

THE CHRISTOPHER CREEKE

2 HOLDENHURST ROAD, BOSCOMBE, BOURNEMOUTH BH8 8AD

LEASEHOLD PUBLIC HOUSE
IN PRIME TOWN CENTRE
LOCATION



*Please note the photography was taken while the property was open and trading.
The signage and external terrace has now been removed.

CBRE

savills

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- **Leasehold**
- **Current rent £63,559 per annum**
- **Part of an established retail and leisure pitch in Bournemouth**
- **Under 0.5 miles from Bournemouth Station**
- **Premises now closed**
- **Close to occupiers including O'Neill's, KFC, Starbucks and the popular Old Fire Station nightclub**
- **Ground and first floor trading areas**
- **Rental offers invited for a new lease**

LOCATION

Bournemouth is a large coastal student town in South East Dorset situated 6.7 miles east of Poole and 4.5 miles west of Christchurch. The Christopher Creeke occupies a prominent position on Holdenhurst Road with occupiers including O'Neill's (M&B), KFC, Starbucks, Subway and Tesco Express in close proximity. The property is also situated adjacent to one of Bournemouth's most popular late-night venues, The Old Fire Station. Bournemouth University is less than 10 minutes away by car and the surrounding area benefits from a number of car parks, hotels and student accommodation properties.

Bournemouth Station is located 0.4 miles north of the property providing regular train services via the South Western Railway line. Bournemouth benefits from strong road links including the A338 linking the town to nearby Poole and the A31 to Southampton and A35 to Honiton.

DESCRIPTION & ACCOMMODATION

The property comprises the basement, ground and first floor of a larger three storey building with exposed brick and painted rendered elevations beneath a flat roof. Externally there is a small terrace at the rear of the first floor. The second floor comprises residential apartments which do not form part of the demise and we understand that these are vacant.

The ground floor comprises an open plan trading area with central bar servery, glasswash area and disabled WC. The basement comprises ancillary accommodation including the trade kitchen, office, stores, staff room, cellar and customer WC's. The first floor comprises further open plan trading accommodation with a second bar servery at this level in addition to customer WC's.



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APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading Area	259	2,788
First	Trading Area	190	2,045
Basement	Ancillary	235	2,530
Total		684	7,363

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

Held on a lease expiring 23rd June 2039 at a current rent of £63,559 per annum subject to fixed 7.5% rent reviews on 24th June 2024 and five yearly thereafter. There is a tenant break option dated 24th June 2024. Approximately £4,000 per annum is paid as service charge.

RATEABLE VALUE & EPC

2017 Rateable Value - £60,000

EPC: D-87

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 3am Monday to Sunday.

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Historic trading information may be made available to interested parties upon written request.

Please note that the photography included within this brochure is historic and was taken whilst the premises were still trading. Please also be aware that the signage and decked terrace area to the front elevation has been removed.

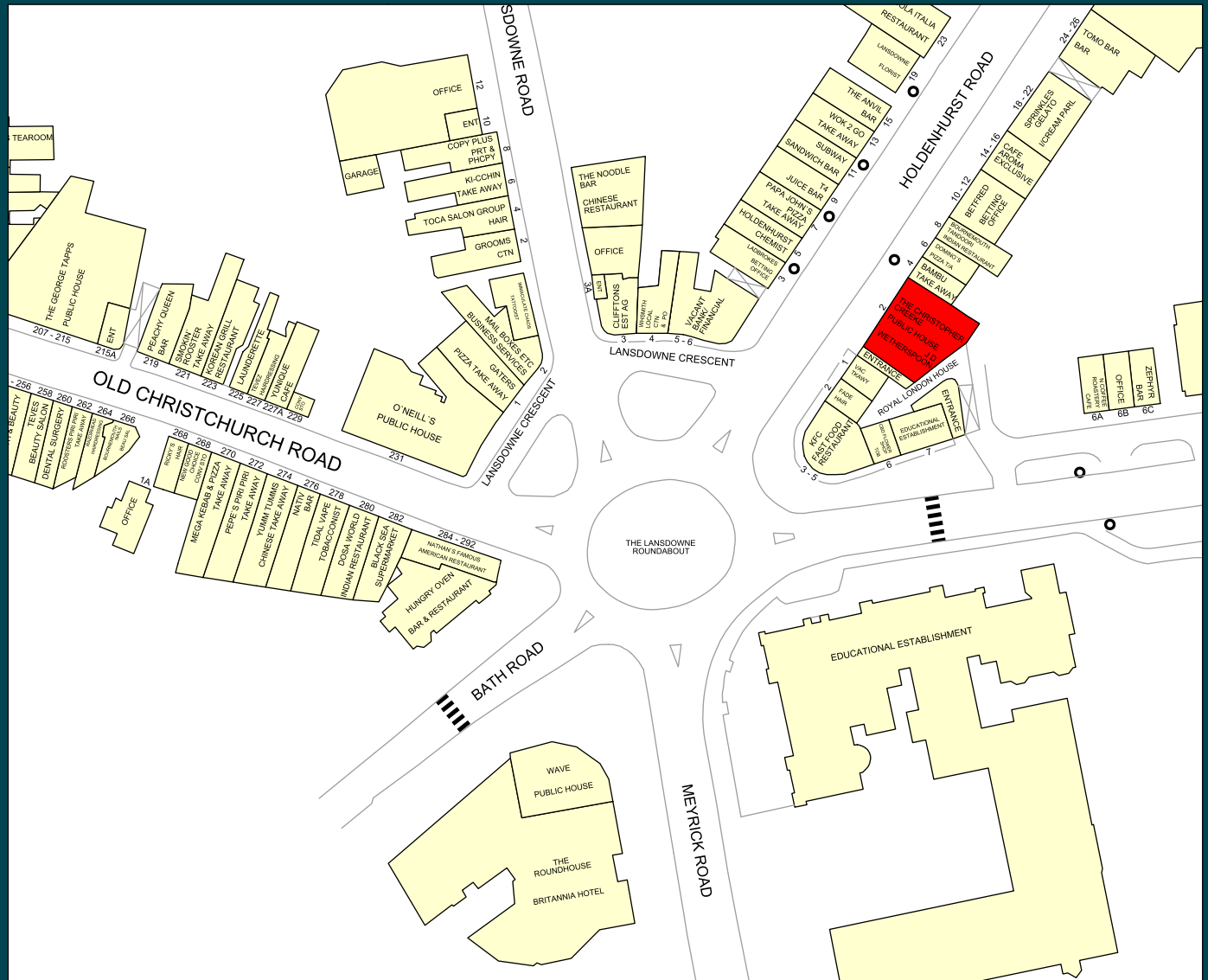
Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items, bar fridges and kitchen & cellar equipment can be included as part of the sale should they be required.

The premises is currently closed and no formal viewings will be permitted unless arranged prior through the joint letting agents Savills and CBRE.

Rental offers are invited for a new lease (subject to the landlords consent).

To see further available JD Wetherspoon public houses across the UK please visit:

www.jdwdisposals.co.uk



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DISCLAIMER: May 2022

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