

## 120 COVER RESTAURANT & 7 BEDROOM HOTEL, POOLE



### **ANCHORAGE, 47 HAVEN ROAD, CANFORD CLIFFS, POOLE BH13 7LH**

- 120 cover restaurant and seven bedroom hotel with car park
- Close to Sandbanks – Extremely prominent position
- Recently refurbished to high standard – Business closed
- 4,500 sq ft on ground floor plus hotel rooms
- Lease expires Sept 2042 – Rent £120,000 per annum

### **GUIDE PRICE - £150K FOR THE LEASEHOLD INTEREST AND TRADE CONTENTS**

Subject to Contract

COUNL430

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**LOCATION**

Located on the southeast of Poole close to the affluent area of Sandbanks.

[Link to Street View - Anchorage, Poole](#)

**DESCRIPTION**

Attractive colonial style building comprising a restaurant with seven hotel rooms. Car park to rear with circa 12 spaces. Raised rear trade terrace.

**ACCOMMODATION**

Ground floor: Restaurant with 120 covers, disabled WC, trade kitchen, cellar, storage, chilled / frozen storage, one wheelchair friendly and feature double bedroom.

First floor: Customer toilets, six hotel bedrooms with ensuite bathrooms (three x large double, two x double).

**FLOOR AREAS (not measured)**

Ground Floor:	3,800 sq ft
Basement:	<u>700 sq ft</u>
Total	4,500 sq ft

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

**TENURE**

20-year lease from 30th September 2022 at a passing rent of £120,000 per annum subject to review 1st August 2025 and every 5 years thereafter.

User – licensed restaurant, pub, hotel and ancillary residential accommodation.

**RATING**

The property is listed as a restaurant and premises and has a rateable value of £101,000 wef April 2023.

**PLANNING**

From informal enquiry, it has been ascertained that the property is not listed and does not sit in a conservation area.

**PREMISES LICENCE**

From informal enquiry, it has been ascertained that the premises licence allows for the sale of alcohol from between 10:00hrs and 00:00hrs every day.

**EXCLUSIONS**

Excluded from the sale is anything uniquely associated with vendor, electronic tills and computers, stock, smallwares and personal effects of the staff.

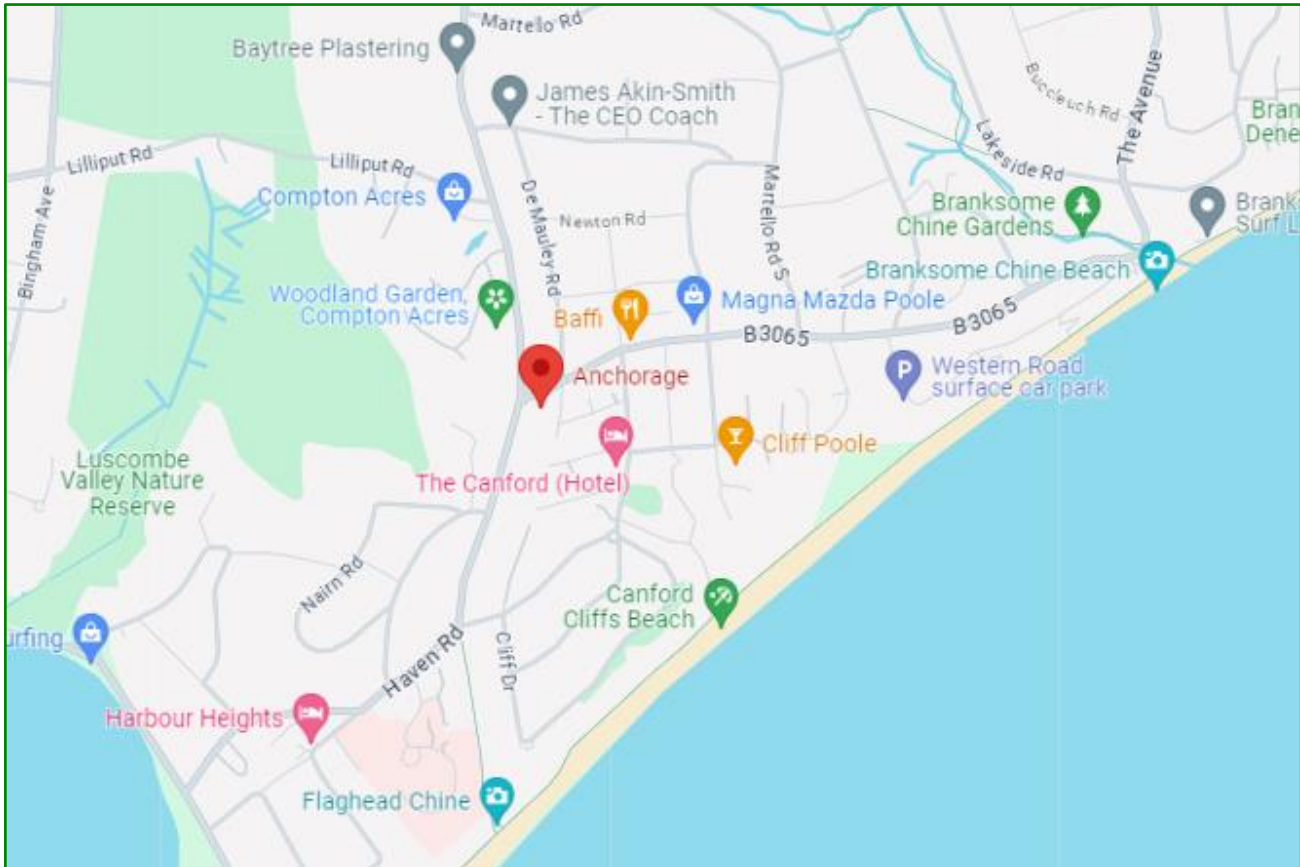
**EPC** - [Link to EPC - 47 Haven Road, Poole](#)

**VIEWINGS**

For further information and to arrange an inspection, please contact Richard Negus on Tel: 07850 642808 or email: [richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com)

## LOCATION MAP

[Link to Location Map - Anchorage, Poole](#)



Source: Google Maps. Not to scale - provided for indicative purposes only.

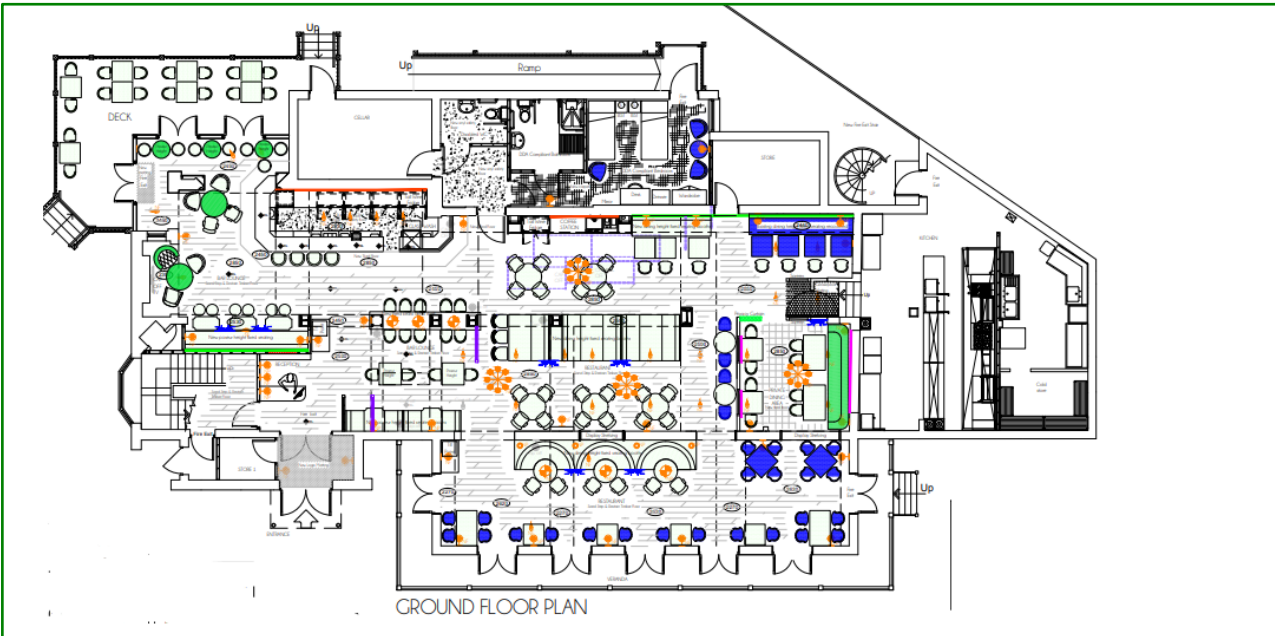
## EXTERNAL PHOTO

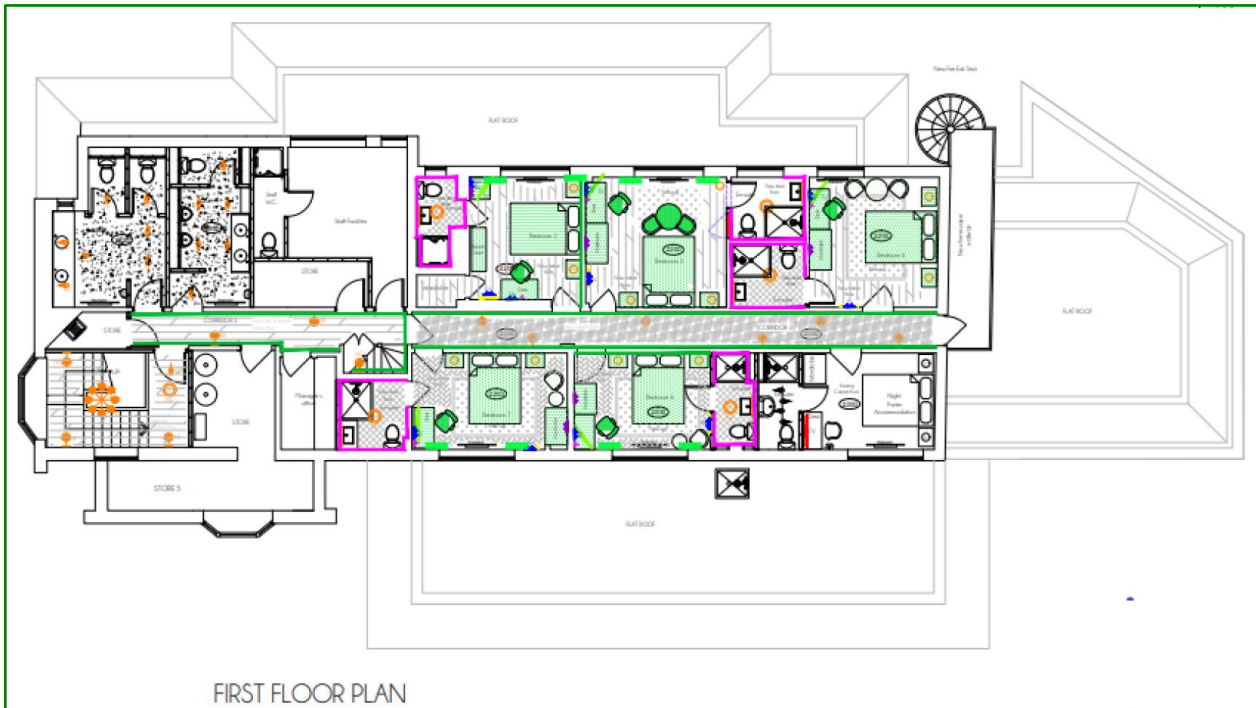


## INTERNAL PHOTOS

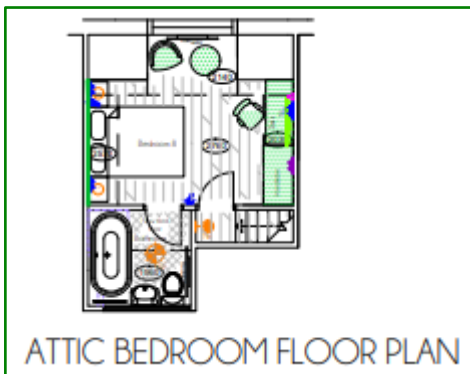


## FLOOR PLANS





FIRST FLOOR PLAN



ATTIC BEDROOM FLOOR PLAN

Not to scale - provided for indicative purposes only.