

BY ORDER OF STEPHEN SKINNER, LPA RECEIVER

# FREEHOLD NIGHTCLUB FOR SALE

## CRANK NIGHTCLUB 6 HINTON ROAD BOURNEMOUTH BH1 2EN

### LOCATION

Crank nightclub is located on the southern side of Hinton Road opposite its junction with Upper Hinton Road and St Peter's Unitarian Church close to the late night circuit focused on Old Christchurch Road.

Bournemouth is located on the south coast of England in the county of Dorset, some 5 miles east of Poole, 30 miles south west of Southampton and 110 miles south west of London. The A338 provides access from the town centre to the A31 and the M3 motorway.

It is a popular tourist resort and also an established conference location with the Bournemouth International Centre which is used for a variety of events including concerts, plays, conferences, weddings and exhibitions. A number of hotels and tourist attractions are located in close proximity to the subject property.

### DESCRIPTION

The property comprises the former St Peter's Hall built in 1907 and is arranged over 4 storeys, basement, ground, first and second floors. The property has brick elevations, painted in part, incorporating single glazed windows. The roof is mainly pitched with some areas of flat roofing primarily to the front of the property.

### ACCOMMODATION

#### Basement

- Dance area with wooden floor, DJ booth and bar



- Seating for 70 people
- Male and female WCs
- Disabled lift

#### Ground Floor

- Reception with pay desk and cloakroom
- Dance area with wooden dance floor, raised DJ booth and bar
- Seating area behind DJ booth
- Soft seating area comprising 2 booths with seating for 8 people in each
- Male and female WCs

#### First Floor

- Overlooking dance area on ground floor
- VIP area with small bar
- Second bar area
- Raised area with approximately 8 stools
- Timber decked outside smoking area

#### Second Floor

- 2 offices
- Storage room
- Kitchen
- WC

### DEVELOPMENT POTENTIAL

The property was previously trading as a nightclub. There is potential for D2/D1 uses or redevelopment for offices or retail subject to planning consent.

### TENURE

The property is held freehold.

**Edward  
Symmons**

**020 7344 4500**

**www.edwardsymmons.com**



March 09



### FLOOR AREAS

We have calculated the approximate gross internal floor areas of the property to be as follows:

	Sq M	Sq Ft
Basement	430	4,630
Ground Floor	443	4,775
First Floor	407	4,380
<b>Total</b>	<b>1,280</b>	<b>13,785</b>

### LICENCES

We are advised by Bournemouth Borough Council that the property has the necessary premises licence required to operate as a nightclub.

### PLANNING

We have made enquiries of the Local Planning Authority, Bournemouth Borough Council, who have confirmed that the premises have planning consent for its current use. The property is situated in Old Christchurch Road conservation area.

### RATING

We have received confirmation from the Valuation Office Agency website that the rateable value is £67,000.

### SERVICES

We are advised that the property is connected to mains services including water, electricity, drainage and gas. The property also has air conditioning and air extraction on the ground and first floor.

### TERMS

Offers are invited in excess of **£750,000** for the freehold interest.

### BUSINESS

The nightclub ceased to trade at the end of February 2009. Before closure we understand the club was achieving a turnover in the region of £15,000 per month net of VAT.

### VIEWING

All viewing appointments are to be made through the vendor's sole selling agents, Edward Symmons Hospitality & Leisure.

### Contact:

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Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

