



FORMER BUZZ BINGO

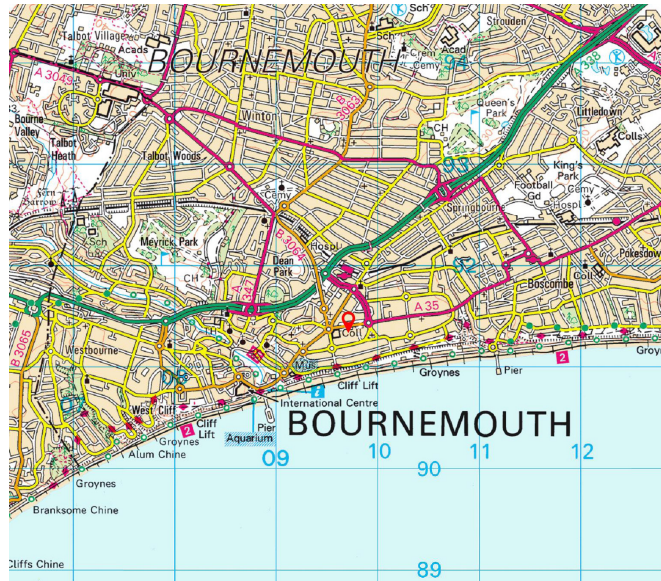
13 Lansdowne House, Christchurch Road, Bournemouth, BH1 3JP

Development & Leisure Operator Opportunity



DEVELOPMENT HIGHLIGHTS

- Circa 25,000 sq ft of former “Sui Generis” Bingo space
- Two rear car parks comprising of 119 spaces
- Located close to Bournemouth town centre
- Vacant possession provided
- Potential for a variety of uses (STP)
- Site area of approximately 1.25 acres (0.505 ha)
- Development potential for a residential led scheme (STPP)
- To Let / For Sale – Offers Invited

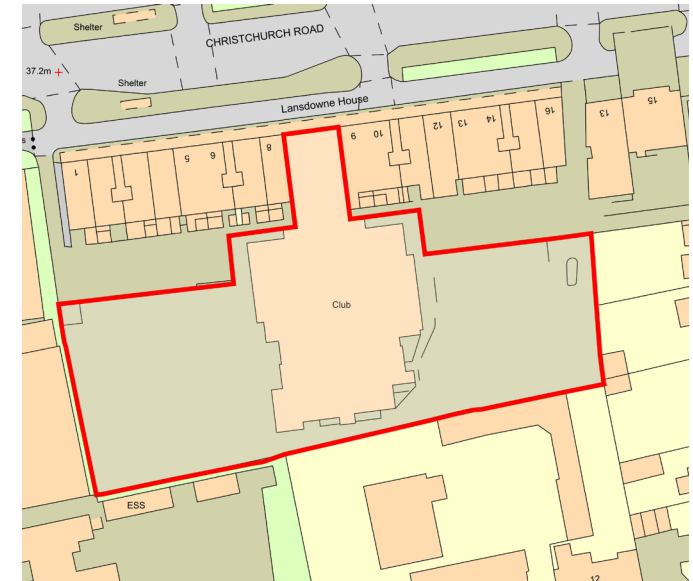


LOCATION

The subject property is located off the B3064 in the coastal town of Bournemouth, Dorset (94 miles) (151km) southwest of London.

Bournemouth is an established tourist destination, benefitting from high levels of tourist activity year round, along with a substantial resident population of approximately 183,491 (2011, census).

The principal route to the town centre is the A338 spur road dual carriageway that connects the A31, close to the Hampshire boarder.



DESCRIPTION

The property fronts Christchurch Road, occupying a central position and comprises of a six storey (arranged over three floors) brick built building under a flat roof.

Internally at ground floor level there is a reception and amusement arcade located towards the front of the property, along with a substantially sized main hall and ancillary areas and customer WC's to the rear.

There are also additional customer WC's at first floor level, along with staff facilities and offices.

The circle level comprises of tiered seating and rear ancillary rooms, however both areas were not previously used by the former tenant.

Externally to the rear there are two large car parks located on the east (46 spaces) and west (73 spaces) side of the building. The total spaces provided are approximately 119.

The site measures approximately 1.25 acres (0.505 ha) according to Ordnance Survey.

ACCOMMODATION

The breakdown of accommodation offered at the former Buzz Bingo is set out below:

ACCOMMODATION	SQ FT	SQ M
GROUND		
Reception/amusement arcade	2,862	265.88
Main hall	8,996	835.73
Ancillary/customer WCs	1,420	131.92
Boiler/ancillary areas	829	77.01
FIRST FLOOR		
Staff facilities/common parts	3,789	352.00
Customer WCs/offices	1,432	133.03
CIRCLE LEVEL		
Tiered seating	4,701	436.72
Rear ancillary rooms	1,106	102.75
GROSS INTERNAL AREA	25,135	2,335.04

TENURE

Freehold with Vacant Possession.

SERVICES, PLANTS & EQUIPMENT

The property is served by mains electricity, gas and drainage. The main hall has also been fitted within the last three years with a new air heating system. Air conditioning is provided at the front of the building at ground floor level.

No detailed inspections were tested and carried out by us on any of the services or items of equipment, therefore no warranty can be given with regards to their service ability, efficiency or adequacy for their purpose.

RATEABLE VALUE

The property has a Rateable Value of £78,500. The National Multiplier for England and Wales is £0.512.

ENERGY PERFORMANCE

The property has an EPC Rating of E104. The EPC will be provided to interested parties upon request.

TOWN PLANNING

The Development plan comprises of the Bournemouth Core Strategy, which was adopted in October 2012 and the remaining saved policies of the Bournemouth District Wide Local Plan.

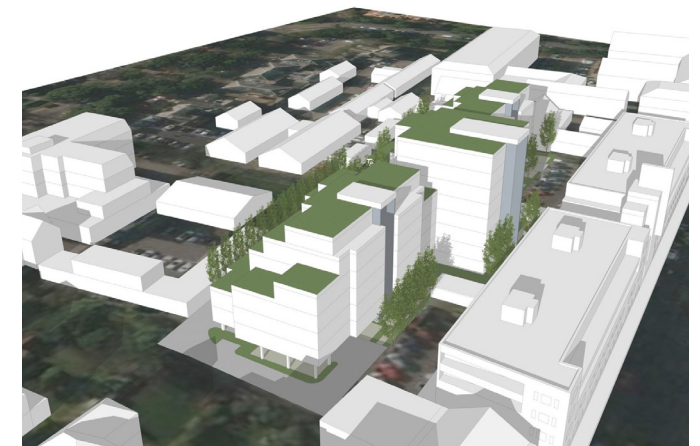
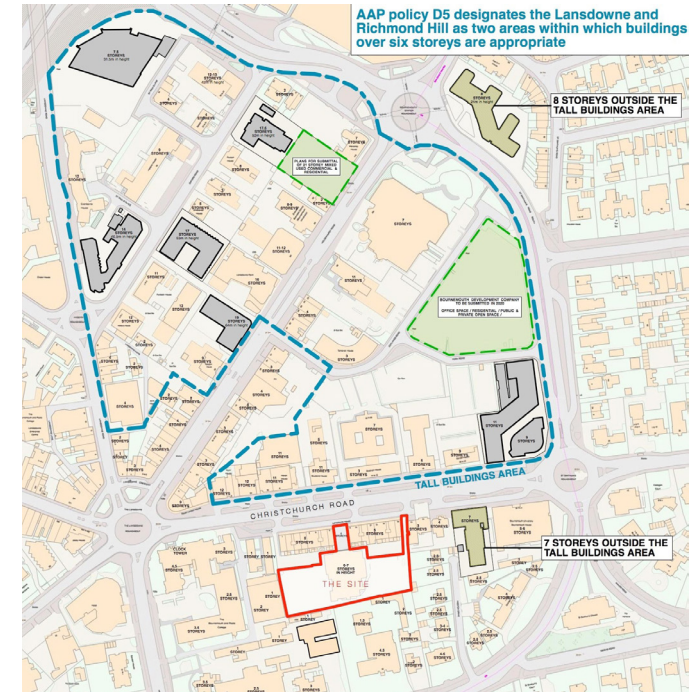
The Council's proposals map identifies the site as falling under the following designations:

- Tertiary Frontage (U6)
- Town Centre
- Improved Street Design (D3)
- Adjacent to Conservation Area

Policy CS21 of the Core Strategy states that 'urban intensification' (i.e. residential development) will take place in areas that are well served by sustainable modes of travel. These are identified as:

- within the boundaries of the Bournemouth Town Centre Area Action Plan (AAP)
- within 400m of a district centre
- within 400m of a key transport route

The site falls within the AAP boundary and is therefore in an area which is considered suitable for additional residential development.



CGI looking south west

Proposals for residential development will be expected to:

- reflect the housing size demands of the Borough as identified in the SHMA;
- be of good design;
- contribute positively to the character and function of the neighbourhood;
- maintain and enhance the quality of the street scene;
- respect residents' amenities; and
- ensure a positive contribution to achieving a sustainable community.

The location of the site next to the Conservation Area will demand that design is considered carefully.

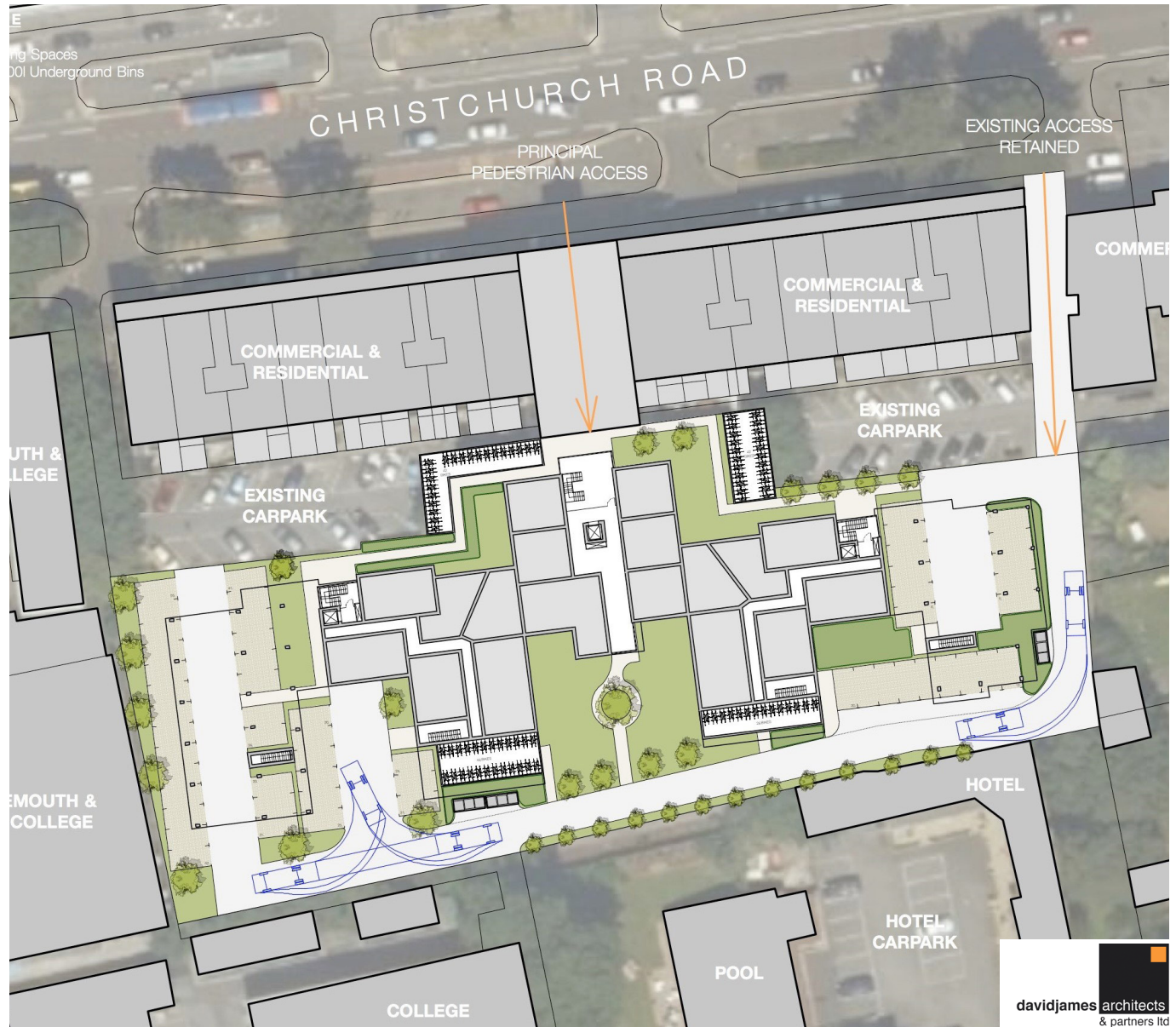
The designation of the Christchurch Road frontage as 'tertiary frontage' will guard against the conversion of the ground floor away from commercial/retail use.

In light of the above, the overall conclusion is that the site has significant potential for residential, care and/or student use development and although there are some site constraints we are of the opinion these would be possible to address (STPP).

We have engaged with David James Architects to produce some massing drawings and 3D modelling on what could potentially be achieved on the site. A scheme for 160 units arranged over circa 95,000 sq ft with 55 parking spaces, amenity land has been proposed. 3D modelling is provided below and adjacent and more detailed planning and concept design drawings are available upon request.



CGI looking north east





CGI

METHOD OF SALE

Private Treaty. Offers are invited to take a new institutional lease for the whole or part. Unconditional and conditional offers are invited also for the freehold interest with vacant possession.

VIEWING

For a formal viewing, strictly by appointment with Savills.

CONTACT

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