



## The Triangle, Bournemouth Town Centre

Price £70,000

Fahren Estate Agents are pleased to offer for sale this commercial / residential lease of restaurant and two flats. located in the heart of the vibrant Bournemouth Triangle area.



Commercial Property – Turkish Restaurant



2 Bedroom Flat & 1 Bedroom Flat



Lease

*Authentic, passionate, professional.*

Find us at 170 Old Christchurch Road, Bournemouth, Dorset, BH1 1NU  
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## The Triangle, Bournemouth Town Centre

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### Restaurant

Currently a Turkish restaurant

### Restaurant Area 22'5" (6.83m) Max x 47'8" (14.53m) Max

Maximum measurements. - reducing to 15'8 at the narrowest point.

### Restaurant Kitchen 19'3" (5.87m) x 8'3" (2.51m)

### Inner Walkway

Leading to the rear of the property.

Fahren Estate Agents are pleased to offer for sale this commercial / residential lease, the property being located in the heart of the vibrant Bournemouth Triangle area.

The lease includes a restaurant and 2 bedroom apartment above, on a 20 year lease. (Approx 17 years remaining)

The restaurant is currently branded as "Troy Restaurant"

*"Bournemouth's premier Turkish restaurant. Troy is open 7 days a week, and also caters for events and special occasions. Troy Restaurant serves a variety of traditional home-made Turkish dishes, with fine dining and excellent hospitality."*

The restaurant has been running for more than 2 years and has a good customer base.

If you would like to book a viewing or discuss selling your residential or commercial please contact us. Our lettings department is also available to help with rental properties.

Tel: 01202 551022

Email: [inf@fahren.co.uk](mailto:inf@fahren.co.uk)

Web: [www.fahren.co.uk](http://www.fahren.co.uk)

### Further Rooms

At the rear of the restaurant there is gents and ladies toilets, 2 storage cupboards. Staircase leading to the fire exit at the rear.

### Two bedroom flat

Accessed via the rear of the property.

### One bedroom flat

Accessed via the rear of the property.

For information and reviews visit these links:-

<https://threebestrated.co.uk/turkish-restaurants-in-bournemouth>

[https://www.tripadvisor.co.uk/Restaurant\\_Review-g186262-d12288389-Reviews-Troy\\_Turkish\\_Restaurant-Bournemouth\\_Dorset\\_England.html](https://www.tripadvisor.co.uk/Restaurant_Review-g186262-d12288389-Reviews-Troy_Turkish_Restaurant-Bournemouth_Dorset_England.html)

The cost per year for the current owner totals approx £29,000 per year.

There are two flats above the restaurant. A two bedroom flat, currently rented out for £850 per month. There is also a one bedroom flat, currently rented for £750 per month. Both flats have new gas boilers and central heating.