



Club Temptation

1 Yelverton Road, Bournemouth, Dorset, BH1 1DA

Leasehold £125,000

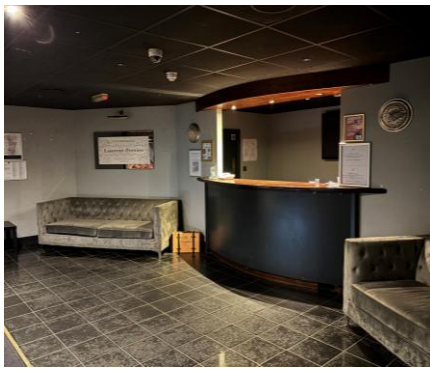
- Central position in high footfall area of coastal town
- Sizeable property offering numerous trading areas
- Main bar (50) and function room (50)
- Private VIP dancing booths and rooms
- Gross turnover approaching £600,000
- SEV Licence

Ref: 95628

01460 259100

wessex@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

Club Temptation is situated on Yelverton Road in the town centre of Bournemouth. It is within walking distance of the major shopping districts, numerous car parks, the beach front and Bournemouth Lower Gardens. Bournemouth is a coastal resort town in the southeasternmost part of Dorset and is part of a collection of towns which make up the unitary authority known as Bournemouth, Christchurch and Poole Council. The 2021 census for Bournemouth shows its population 200,000, making it the largest town in the county.

This coastal town enjoys 7 miles of idyllic coastline with picturesque sandy beaches and a pleasure pier, making it a huge tourist attraction on the south coast of England. The town has plenty to offer with many retail parks, shopping centres, shopping districts, hotels and cafés as well as an array of outstanding restaurants which serve a great selection of seafood cuisines. In addition, there are many eateries with al fresco dining along the waterfront, including some small independent cafés, bistros and bars. This resort town attracts over 5 million annual visitors and is noted for its popular nightlife which attracts people from all across the country.

Bournemouth is well positioned, being easily accessible via the A338 which, in turn, connects to the A31. To the southwest, the A31 links Bournemouth to the county town of Dorchester via the A35. To the northeast, it links to the M27 motorway which leads to the large port cities of Southampton and Portsmouth. Bournemouth is 28 miles east of Dorchester, 28 miles southwest of Southampton, 28 miles south of the cathedral city of Salisbury and 105 miles southwest of London via the M3 motorway. It has numerous public transport options: its railway station is serviced by South Western Railway and trains travel to Weymouth, Southampton Central, Southampton Airport Parkway and London Waterloo. Just on the outskirts of the town is Bournemouth Airport which operates flights to destinations across the UK and Europe.

Club Temptation occupies a sizeable three storey property with a pitched roof in the centre of Bournemouth. It is briefly described as follows:-

TRADE AREAS

Ground floor

Front entrance into the RECEPTION LOBBY, having tiled flooring, spotlight fittings and a polished wooden countertop with cloakroom behind. The reception lobby also has banquette seating for a handful of customers. Adjoining the reception is a SMALL ROOM which has seating for a further handful of customers. Gentlemen's TOILETS. BIN STORE. Staircases to first floor and basement.

First floor

MAIN BAR, having fitted carpets, spotlight fittings, a performing stage, a VIP AREA, a DJ booth and a polished wood topped bar servery with mirrored back bar display. Leather sofas and tub chairs to seat up to 50 customers. Behind the bar servery is a BOTTLE STORE and STORAGE CUPBOARD. Staircase to second floor.

Second floor

VIP RECEPTION AREA with reception counter. Neighbouring the reception are eight single DANCE BOOTHS with dark curtains for privacy. There are also four VIP ROOMS, all of which seat a handful of customers, although one is slightly larger than the others. All rooms presented in a similar manner with dark carpets, drawn curtains and Chesterfield style sofas. Ladies' and Gentlemen's CUSTOMER TOILETS. CLEANING CUPBOARD. Staircase to the third floor.

Third floor

Large, OPEN PLAN TRADING SPACE, refurbished in late 2023, known as The LOFT. This area is used to host private events and functions and has a raised central performing stage and a polished wood top bar servery with mirrored back bar display. The room has some character, having a vaulted ceiling with heavily exposed timbers, dark fitted carpets and flat screen TVs. This trading space seats over 50 customers on tub chairs, Chesterfield style sofas and booth seating. STOREROOM behind bar servery.

Basement

Central lobby with the following rooms adjoining: OFFICE and manager's OFFICE. Sizeable CHANGING ROOM with laminate worktops and mirrored surround. STAFF TOILET. Additional CHANGING ROOM. Chemical store. Staff kitchen, having tiled flooring and stainless-steel worktops. Bottle store.



THE BUSINESS

Club Temptation has been under our client’s ownership since October 2021, when they acquired the site which was previously known as Spearmint Rhino. Today, the business continues its operation as an established Gentlemen’s Club which has a regular clientele but which also benefits from the high number of tourists, stag dos and parties that Bournemouth attracts. Income is generated through wet sales, commission from dancers and entry fees.

We are of the understanding that the annual gross turnover is in the region of £600,000 for the year end December 2024 and there is a very healthy level of net profit. The trade is consistent year on year but there is still plenty of room for growth, given that the third floor function room is currently used on a limited basis. The business benefits from around 70% gross profit from wet sales and 100% gross profit on commission and entry fees. Further accounting information may be made available to serious parties following a formal viewing.

TENURE & PRICE

LEASEHOLD £125,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

Club Temptation is held on a full repairing and insuring lease from a private landlord for a term of 20 years, commencing October 2021. The lease falls within the security provisions of the Landlord and Tenant Act 1954 and is fully assignable. Rent is £53,913 per annum paid monthly in advance, subject to rent reviews every 5 years at open market rent. An incoming party will be required to provide a rental deposit to the Landlord of a quarter’s rent in advance. The lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCES

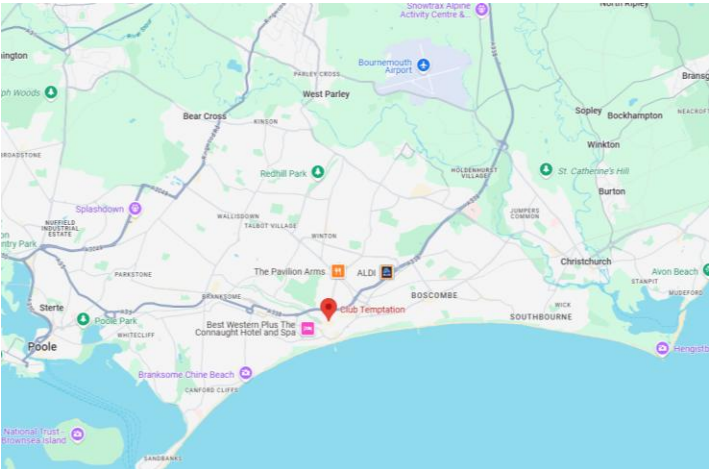
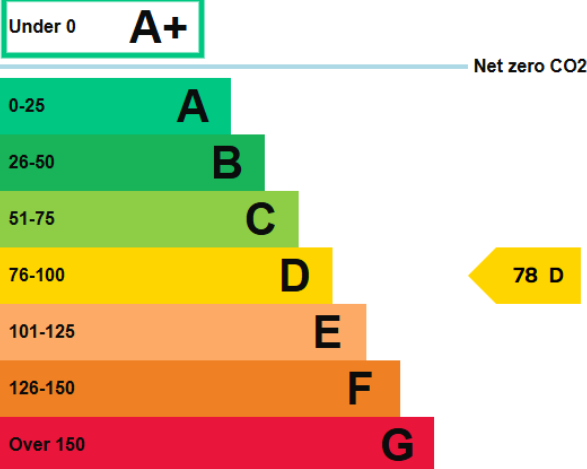
A full Premises Licence and SEV is held.

SERVICES

All mains services are connected.

Local Authority: Bournemouth, Christchurch and Poole Council

Rateable Value: £54,000 as at 1 April 2026



EPC Ref: 2745-8880-8221-0031-5194

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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