

# BUSINESS FOR SALE

## FREEHOLD TAKEAWAY

100% SMALL BUSINESS RATES  
RELIEF AVAILABLE (SUBJECT TO TERMS)

BUSINESS TRANSFER

goadsby

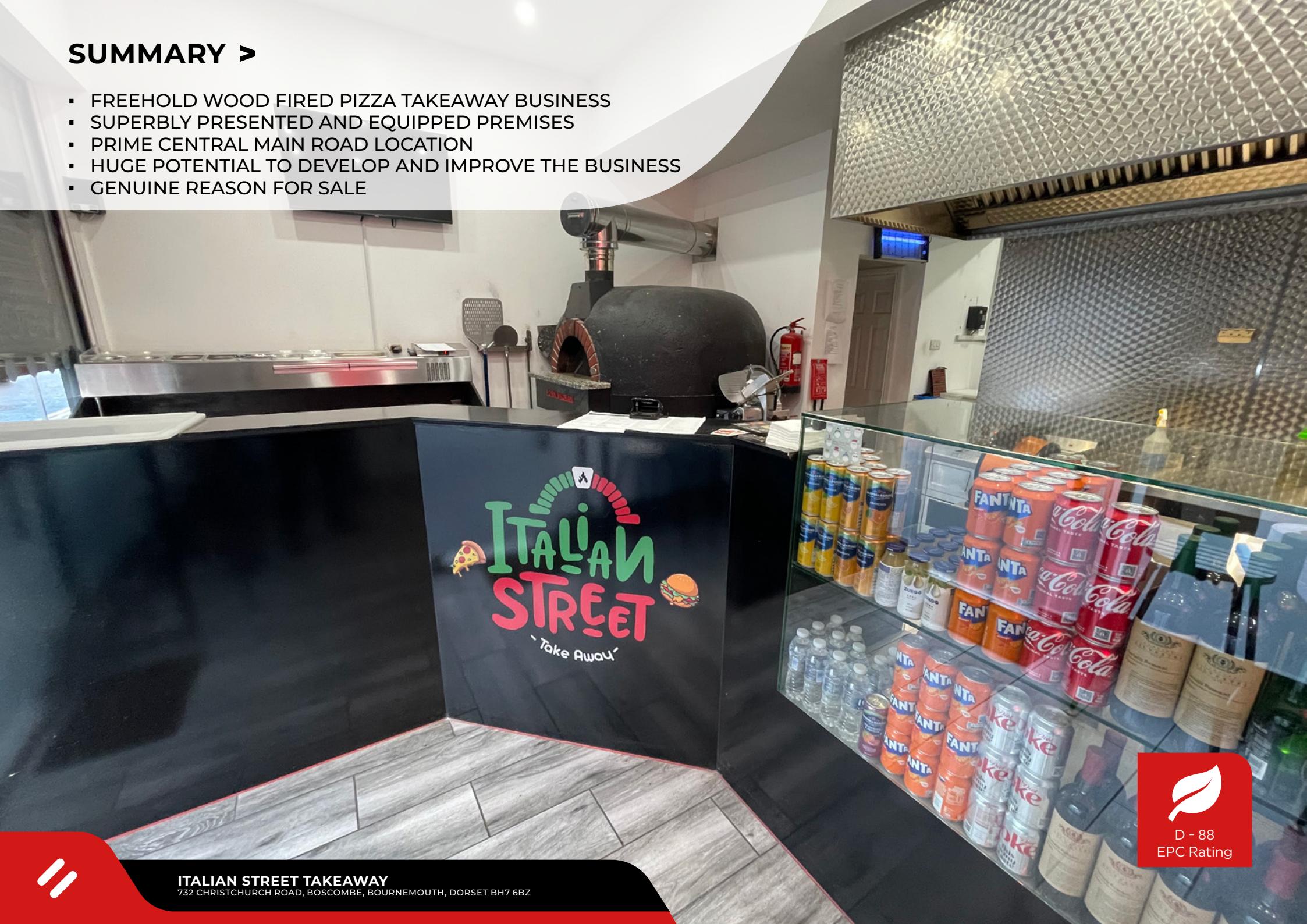


ITALIAN STREET TAKEAWAY

732 CHRISTCHURCH ROAD, BOScombe, BOURNEMOUTH, DORSET BH7 6BZ

## SUMMARY >

- FREEHOLD WOOD FIRED PIZZA TAKEAWAY BUSINESS
- SUPERBLY PRESENTED AND EQUIPPED PREMISES
- PRIME CENTRAL MAIN ROAD LOCATION
- HUGE POTENTIAL TO DEVELOP AND IMPROVE THE BUSINESS
- GENUINE REASON FOR SALE



## Location

Prominent main road location with passing foot and road traffic. Located amidst shops and businesses. Situated in an area of dense residential housing.

## Accommodation

Takeaway. Kitchen. Wash Up/Store Room. Staff Cloakroom.

## Description

Through door into **Takeaway** with laminated flooring, 2 high tables, 4 high chairs, inset ceiling lighting, wooden servery counter, built in glass fronted chiller display cabinet, wall mounted flat screen television, CCTV cameras, CCTV display screen, fire alarm control panel, Sam 4S customer ordering touch screen machine. Through into **Kitchen** with double glass fronted chiller display, 2 stainless steel tables, double pizza oven, extensive extraction system, charcoal grill, Blueseal commercial griddle, small electric griddle, 2 double Caterlite electric hob, chiller counter unit with 3 cupboards and a chilled topping dispenser above, wood fired Forni Valoriani wood fired pizza oven, small stainless steel table, double deep fat fryer, cupboard under, meat slicer. Through into **Wash Up/Store Room** with insectocutor, 3 stainless steel tables, double deep bowl single drainer stainless steel sink unit, shelving, upright Arctic freezer, upright double Arctic fridge, Moretti Forni double pizza oven, extraction above. Through into **Lobby**. Through door to the side of the property. Through door into **Staff Cloakroom** with low level WC, wash hand basin, electric hand dryer, extractor fan. OUTSIDE To the front of the property there is an electric roller shutter. To the rear of the property there is a bin store area.

## Trading & Business

The owners inform us that the takeaway currently operates from 5pm until 10pm Tuesday to Thursday inclusive and 5pm until 11pm Friday to Sunday inclusive. The business was started by the current owners and fully fitted and equipped to an extremely high standard approximately 2 years ago. The current owners feel that there is huge potential to develop the business further by operating longer hours and offering further food lines in addition to wood fired pizza. Accounts can be made available to genuinely interested purchasers.

## Licences/Permissions

We are informed that the property holds a Premises Licence granted by BCP Council (Bournemouth). The Licensing Act 2003 states that properties serving alcohol have a designated premises supervisor who must hold a Personal Licence. We suggest that all purchasers take appropriate professional advice. We have not had sight of this licensing documentation.

## Rateable Value

£8,500 at the Uniform Business Rate of 38.2p in the £ for 2026/27. For the year 2026/27 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Information taken from the Valuation Office Agency website.

## Tenure

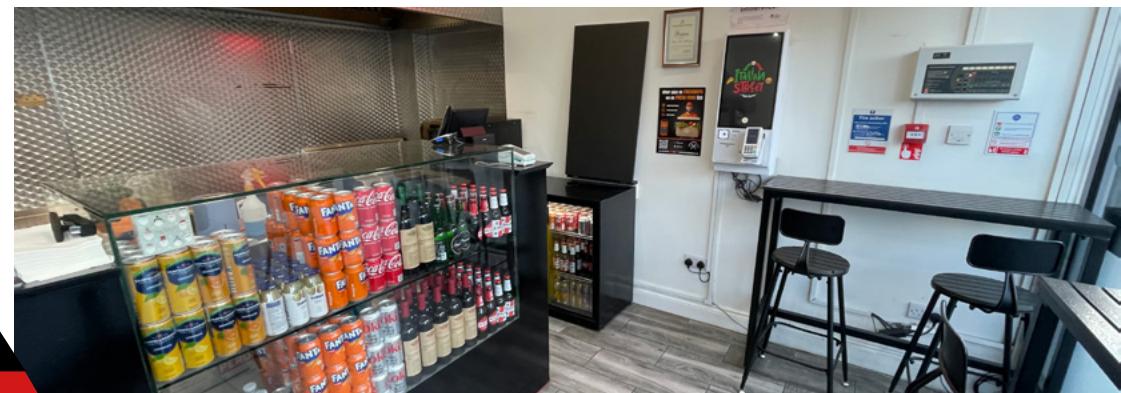
FREEHOLD.

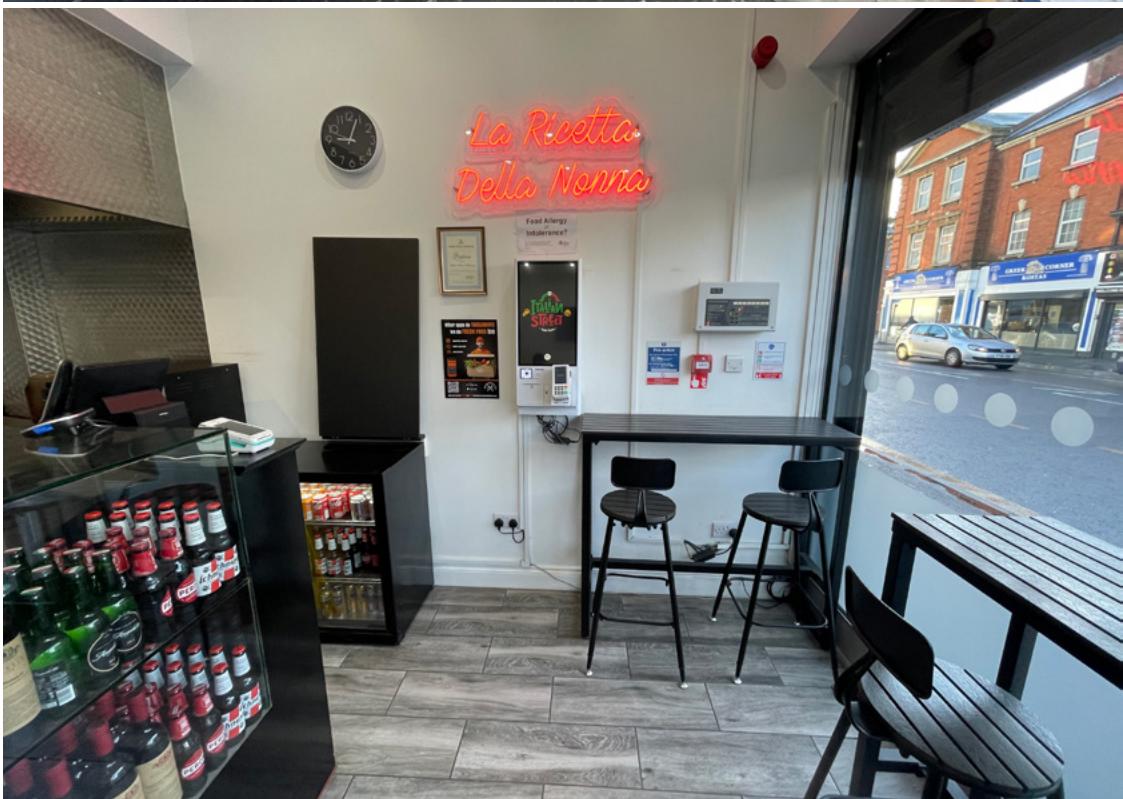
## Price

£210,000 plus Stock at Valuation to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.







## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

### REFERENCES

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

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