

BUSINESS FOR SALE

50 COVER RESTAURANT



BUSINESS TRANSFER

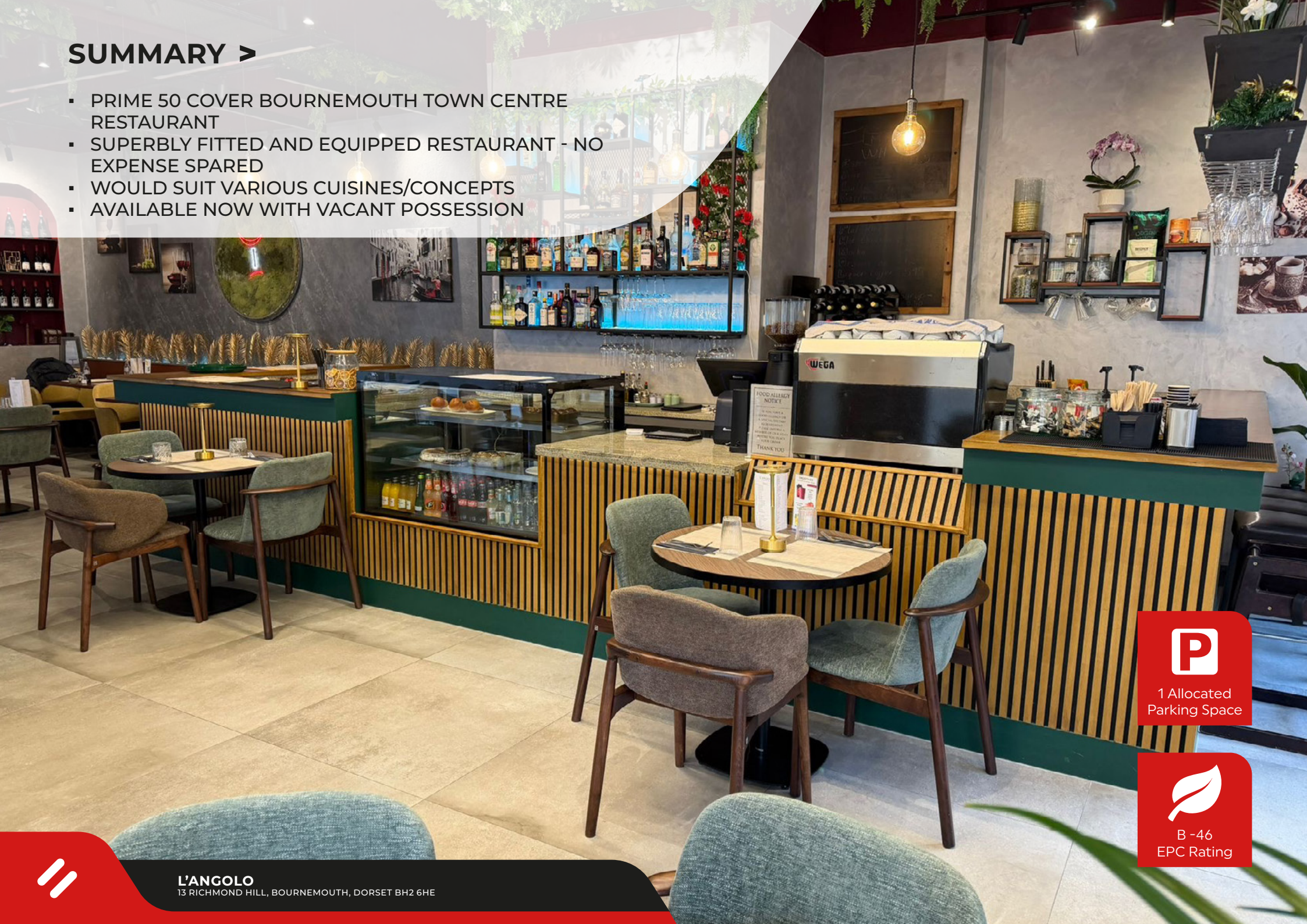
goadsby

L'ANGOLO

13 RICHMOND HILL, BOURNEMOUTH, DORSET BH2 6HE

SUMMARY >

- PRIME 50 COVER BOURNEMOUTH TOWN CENTRE RESTAURANT
- SUPERBLY FITTED AND EQUIPPED RESTAURANT - NO EXPENSE SPARED
- WOULD SUIT VARIOUS CUISINES/CONCEPTS
- AVAILABLE NOW WITH VACANT POSSESSION



1 Allocated
Parking Space



B-46
EPC Rating



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Location

Superb highly prominent corner location in Bournemouth Town Centre. Approx. 87 yards from Bournemouth Square. Located amidst shops, businesses and residential accommodation.

Accommodation

Restaurant (50 covers). Basement. Ladies & Gents Cloakrooms. Walk in Store Room. Kitchen.

Description

Through door into **Lobby** with burglar alarm and fire alarm panels, tiled floor. Through door into **Restaurant** with tiled floor, upholstered wooden framed chairs and wood affect laminated topped tables with metal bases for approximately 50 covers, Mitsubishi ceiling mounted air conditioning unit, wall mounted speakers, wall mounted flat screen television, feature ceiling spotlights and low level lighting, wooden counter/bar servery, laminated floor, shelving, natural stone work top surfaces, ice machine, glass washer, hi-fi system, smoothie blender, ice dump, 2 double chiller displays, Wega coffee machine and coffee grinder, coffee tamper, double glass fronted chiller display, cocktail bar, deep bowl stainless steel sink unit, stainless steel wash up. Stairs from Restaurant down into **BASEMENT** with Infonet mirror with LED frame, tiled floor, built in wine cooler, CCTV throughout. Through into **Cloakroom** with wash hand basin, 3 electric hand dryers, tiled walls. **Ladies Cloakroom** with fully tiled walls and floor, wash hand basin, electric hand dryer, cubicle with low level WC, baby changing area, touch lit mirror, extraction fan. **Gents Cloakroom** with tiled walls and floor, wash hand basin, wall mounted electric hand dryer, touch lit mirror, extraction fan. Through into **Walk in Store Room** with shelving, counter fridge. Door into **Lobby** with storage, stairs down into Basement with access to car park. **Kitchen** with non slip commercial floor, wash hand basin, shelving, upright fridge, deep bowl single drainer stainless steel sink unit, dishwasher, chiller 3 cupboard freezer. 3 cupboard fridge, extraction system above, 2 hob Adexa range, double deep fat fryer, Rational oven, commercial grill, microwave, air conditioning system, shelving. **OUTSIDE** To the rear of the property there is car parking for 1 vehicle.

Trading & Business

The premises are being offered fully fitted and equipped with vacant possession. The business closed in March 2026.

Licences/Permissions

We are informed that the property holds a Premises Licence granted by BCP Council (Bournemouth). The Premises Licence operates until 12.00 midnight 7 days a week. 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

£28,750 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The premises are held under an original 15 year lease from 2024, with 3 year rent reviews, at a current rent of £31,500 per annum. We have not had sight of this lease documentation.

Price

£75,000 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.



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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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