

BUSINESS FOR SALE

CAFE

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Heather Mitchell
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THE LITTLE KITCHEN BISTRO
— WINCHESTER —
— HAMPSHIRE —

Clean & Press

BUSINESS TRANSFER



THE LITTLE KITCHEN BISTRO
3A STOCKBRIDGE ROAD, WINCHESTER, HAMPSHIRE SO22 6RN

SUMMARY >

- NEXT TO WINCHESTER TRAIN STATION
- POPULAR AND REPUTABLE CAFÉ IN WINCHESTER
- COMMERCIAL EQUIPMENT INCLUDED IN BUSINESS SALE
- REAR STORAGE
- ALLOCATED PARKING SPACES



Location

- Located a 1 minute walk from Winchester railway station and 0.4 miles from Winchester City Centre
- Allocated parking spaces, accessible from the rear of the property
- The train station offers frequent services to London Waterloo
- Within 5 minutes' walk of Peter Symonds Sixth Form College
- 9 minute walk to Winchester high street
- Rear storage shed included as part of the premises

Accommodation

Total Net Internal Area	484 sq ft	45 sq m
Rear Storage	145 sq ft	13.5 sq m

Description

- The Little Kitchen Bistro is a popular café based on Stockbridge Road in Winchester
- Full commercial kitchen with pot wash station and WC
- Glass retail frontage and wooden flooring
- Rare and unique opportunity to acquire a successful Winchester café

Trading & Business

The business currently operates 7 days a week

8:30 – 16:00 Monday to Thursday
8:30 – 18:00 Friday
9:00 – 18:00 Saturday
9:00 – 16:00 Sunday

Full trading accounts can be made available to seriously interested parties.

Rateable Value

£6,100 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.

Licences/Permissions

We are informed that the property holds a Premises Licence. 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.

Tenure

LEASEHOLD. The premises are held on a 10 year lease dated from 13th October 2020 expiring 12th October 2030.

Rent

£14,400 per annum, exclusive for the shop and £3,300 per annum, exclusive for the barn storage. **Total rent £17,700 per annum, exclusive.**

Price

£40,000 plus Stock at Valuation to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Viewing

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

The owners have requested that no direct approach should be made to themselves or the staff of this business for reasons of confidentiality and all requests for information MUST be made via Goadsby.



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Thomas Siddall

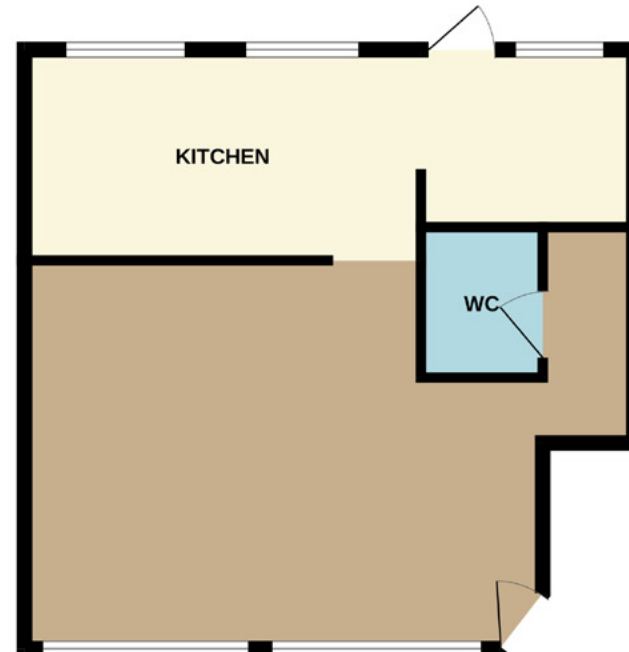
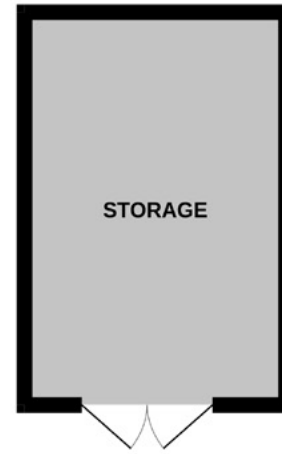
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THE LITTLE KITCHEN BISTRO
3A STOCKBRIDGE ROAD, WINCHESTER, HAMPSHIRE SO22 6RN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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