

BUSINESS FOR SALE

TOWN CENTRE RESTAURANT

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

BUSINESS TRANSFER

goadsby

TWELVE EATERY

12 THE TRIANGLE, BOURNEMOUTH, DORSET BH2 5RY

SUMMARY >

- EXCEPTIONALLY PRESENTED TOWN CENTRE RESTAURANT
- SUPERBLY FITTED AND COMPREHENSIVELY EQUIPPED
- WOULD SUIT VARIOUS CONCEPTS/CUISINES
- PERFECT CHEF/PROPRIETOR OPPORTUNITY



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D - 99
EPC Rating

Location

Bournemouth Town Centre. Situated amidst businesses and residential housing.

Accommodation

Restaurant (40 covers). Cloakrooms. Kitchen.

Description

Double doors into **Restaurant** with parquet floor, upholstered bench style seating with storage under, laminated table tops with metal legs and plastic chairs for approximately 40 covers, power points, ceiling spotlights, ceiling speakers, wall mounted air conditioning units, wooden fronted marble effect servery counter/bar, ice machine, storage, 3 double chiller displays, stainless steel sink unit, beer dump, blender, kettle, single glass fronted chiller display, coffee machine, coffee grinder, glass washer, wash hand basin, paper towel dispenser, soap dispenser. Servery hatch through to Kitchen with breakfast bar area. Through into **Second Restaurant** with lighting, open ceiling window, CCTV cameras, waiters station. Door into **Lobby** with door into **Ladies Cloakroom** with tiled floor, part tiled walls, low level WC, wash hand basin, extractor fan, paper towel dispenser, speaker. Through door into **Gents Cloakroom** with tiled floor, part tiled walls, low level WC, wash hand basin, paper towel dispenser, extractor fan, ceiling speaker. Through door into **Kitchen** with non slip floor, paper towel dispenser, plastic and stainless steel splashbacks, 2 stainless steel tables, extensive commercial extraction system, double deep fat fryer, 6 burner gas hob with oven under, hot cupboard, 3 Buffalo induction hobs, 2 chiller counter units, deep bowl single drainer stainless steel sink unit, shelving, 2 upright fridges, commercial dishwasher, deep bowl stainless steel sink unit, commercial mixer, insectocutor, bin, upright fridge, shelving. Door to side alleyway. OUTSIDE Side alleyway to the front and bin store area. Gates to the front.

Trading & Business

The restaurant is being offered fully fitted and equipped ready for immediate operation.

Rateable Value

£9,500 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.

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.

Tenure

LEASEHOLD. A new 10 year lease will be made available at a commencing rent of £22,200 per annum, exclusive. Further terms by negotiation. We have not had sight of this lease documentation.

Price

£62,000 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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