

BUSINESS FOR SALE

LAUNDERETTE



BUSINESS TRANSFER



LAUNDERETTE

8 QUEENS ROAD, BOURNEMOUTH, DORSET BH2 6BE

SUMMARY >

- RARELY AVAILABLE LEASEHOLD LAUNDERETTE BUSINESS
- HUGE SCOPE TO DEVELOP A SUCCESSFUL BUSINESS
- FREE PARKING TO THE FRONT OF THE PROPERTY
- PREVIOUS OWNER RETIRED



Location

Prominent location in shopping parade. Situated adjacent to Co-Operative retail store and municipal car park. Free parking to the front of shop.

Accommodation

Launderette. Store Room. Basement. Outside Owners Cloakroom.

Description

Through front door into **Launderette** with tiled floor, part tiled walls, 7 commercial washers, 7 commercial tumble dryers, wall mounted powder dispenser, 5 chairs, clothes folding area. Through lockable door into **Store Room** with shelving, table, single drainer single bowl stainless steel sink unit, hanger, washing machine. Door down into **BASEMENT** with Andrews commercial water heater, large cold water tank, water softener machine. Door to **OUTSIDE** rear with bin store area, hard-standing small garden. There is parking at the rear of the building on a "first come, first served" basis. Door into **Lockable Shed/Store Room** with toilet.

Trading & Business

The business traded under the previous owner from 9am until 7pm (7 days a week). At the end of October 2025 the business was sold and the launderette is no longer trading. The premises are being offered fitted and equipped with vacant possession. Please Note No warranty or guarantee will be provided regarding the operational status of the equipment.

Rateable Value

£14,500 at the Uniform Business Rate of 38.2p in the £ for 2026/27.

Tenure

LEASEHOLD. A new 10 year lease will be made available at a commencing rent of £15,000 per annum, exclusive. Further terms by negotiation.

Price

£29,950 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 need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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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