BUSINESS FOR SALE

RESTAURANT

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

BUSINESS TRANSFER

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KORI KOREAN RESTAURANT
146 HOLDENHURST ROAD, BOURNEMOUTH, DORSET BH8 8AS

SUMMARY >

Location Map

Streetview

- TOWN CENTRE RESTAURANT FRONTING BUSY MAIN ROAD
- ESTABLISHED LOCAL TRADE WITH REGULAR CLIENTELE
- FULLY FITTED AND EQUIPPED BUSINESS CONSIDERABLY IMPROVED IN PRESENT OWNERSHIP
- COULD SUIT VARIOUS CUISINES/CONCEPTS
- GENUINE SALE - DUE TO OWNERS ILLNESS

B - 48
EPC Rating

KORI KOREAN RESTAURANT
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Location

Central Bournemouth main road location with passing trade. Situated near to student accommodation and railway station. Bournemouth International Centre approx. 1¼ miles. Christchurch approx. 5 miles. Poole approx. 6½ miles.

Accommodation

Restaurant (30 covers). Kitchen. Wash Up Room. Store Rooms. Ladies & Gents Cloakrooms.

Description

Through front door into **Restaurant** with wooden tables and chairs for 30 covers, feature low level ceiling lighting, shelving, wall mounted flat screen television, CCTV camera, wall mounted air conditioning unit, servery counter, shelving, 2 upright glass fronted chiller display cabinets, insectocutor. Door to Cloakroom. From Restaurant through door into Lobby with non slip floor. Through into **Ladies Cloakroom** with low level WC, pedestal wash hand basin, paper towel dispenser, fully tiled, extractor fan. **Gents Cloakroom** with low level WC, pedestal wash hand basin, paper towel dispenser, fully tiled, extractor fan. Door from Restaurant through into **Kitchen** with single drainer single bowl stainless steel sink unit, worktop surface, kettle, counter fridge. Through into **Main Kitchen** with non slip floor, 2 x 3 cupboard chiller counter units, mix of tiled walls and stainless steel wall coatings, double deep fat fryer, shelving, 6 burner gas range, 7 burner Chinese cooking range, extensive extraction system above, stainless steel table, microwave. Through into **Wash Up Area** with tiled floor, tiled walls, double deep bowl stainless steel sink unit, double chiller counter unit, upright freezer, upright fridge, blender, microwave, rice cooker, paper towel dispenser. Through door into **Store** with upright fridge freezer, upright freezer, 3 chest freezers, stainless steel table. Through into **Storage Shed** with shelving, stainless steel table. Through door to OUTSIDE Covered Courtyard with storage shelving, bin store area.

Trading & Business

The owners inform us that they currently operate 6 days a week, Monday to Sunday (closed on Tuesday's). The restaurant currently provides authentic Korean cuisine and enjoys a loyal following amidst both students and locals. It is known for its high quality food and friendly service. 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

£8,400 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

LEASEHOLD. The owners inform us that the premises are held under an original 15 year lease, with 3 yearly rent reviews, at a current rent of £15,000 per annum, exclusive. The lease can be made available to genuinely interested purchasers.

Price

£58,000 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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HOST

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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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