BUSINESS FOR SALE

CAFE & SOFT PLAY



BUSINESS TRANSFER

goadsby

CAPPUCCINO'S
647 CHRISTCHURCH ROAD, BOSCOMBE, BOURNEMOUTH, DORSET BH1 4AP

SUMMARY >

Location Map | Streetview

- SUCCESSFUL LONG ESTABLISHED 64 COVER FULLY FITTED CAFE
- PREMIUM HIGH STREET LOCATION
- SEPARATE DEDICATED CHILDREN'S PLAY AREA
- RETIREMENT SALE - IN CURRENT OWNERSHIP 20 YEARS
- PARKING FOR 1 OWNERS VEHICLE



1 Allocated Parking Space

B - 42 EPC Rating

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Location

Prime High Street position. Clifftop and Seafront approx. 0.7 miles. Pokesdown Railway Station approx. 0.7 miles.

Accommodation

Cafe (50 covers). Open Kitchen. Children's Play Area (14 covers). Cloakrooms.

Description

Through double doors into **Café** with laminated wooden floor, ceiling fans, concealed lighting, upholstered chairs, laminated tables with metal legs for 50 covers, wall lights, counter servery, shelving under, glass covered confectionery/crisp display, stainless steel table, Wega coffee machine, coffee grinder, hot water urn, double glass fronted chiller display, double coffee percolator, Epos till system, open drinks chiller display, 3 cupboard glass fronted freezer. **Open Kitchen** with double deep bowl single drainer stainless steel sink unit, wash hand basin, commercial dishwasher, 6 burner gas range with oven under, commercial griddle, double deep fat fryer, hot cupboard, Bain Marie, double Buffalo panini maker, 2 stainless steel tables, 4 slice toaster, extensive extraction system. Lobby with swing door into **Children's Play Area** with laminated tables with metal legs, plastic chairs for 14 covers, 4 children's high chairs, play equipment. Door into **Staff Cloakroom** with low level WC, wash hand basin, electric hand dryer, extractor fan, part tiled. **Customer Cloakroom** with low level WC, wash hand basin, disabled grab rails, electric hand dryer, extraction fan, part tiled, baby changing. Door to rear outside. OUTSIDE To the front of the property there are mixed tables and chairs for up 32 covers, 2 umbrellas, dividers. To the rear of the property there is parking for 1 vehicle.

Trading & Business

The owners inform us that the premises currently operate Monday to Saturday 9am until 5.30pm and are operated by the 2 full time owners, 1 full time member of staff and part time staff as required. Accounts can be made available to genuinely interested purchasers.

Rateable Value

£15,500 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Currently paying £5,164 per annum with the benefit from Retail, Hospitality and Leisure discount. 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, with 5 yearly rent reviews at a commencing rent of £20,000 per annum, exclusive. We have not had sight of this lease documentation.

Price

£59,995 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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ROAST LAMB,
BEEF OR CHICKEN


JUNIOR AREA
2 - 6 yrs
SUPPLIED
INSTALLED
MENU


ROAST LAMB,
BEEF OR CHICKEN
GIVE ME COFFEE
AND NO ONE GETS
HURT

goadsby

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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