

BUSINESS FOR SALE

PROMINENT TAKEAWAY

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

DONE · RIGHT



AURA BEAUTY

01202 471699

DANCINGROOSTERS

Indian Doner | Peri Peri

Fried Chicken

Burgers

Indian Doner

Peri Peri

Ledger

BUSINESS TRANSFER

goadsby

DANCING ROOSTERS

135 BARRACK ROAD, CHRISTCHURCH, DORSET BH23 2AW

SUMMARY >

- PROMINENT TAKEAWAY IN ESTABLISHED CHRISTCHURCH TRADING LOCATION
- WELL PRESENTED AND FULLY FITTED PREMISES
- ESTABLISHED, SUCCESSFUL BUSINESS
- OWNERS ALLOCATED CAR PARKING SPACES



4 Parking
Spaces



C - 73
EPC Rating



DANCING ROOSTERS

135 BARRACK ROAD, CHRISTCHURCH, DORSET BH23 2AW

Location

Prominent main road location with passing foot and road traffic. Free time limited parking to the front of premises. Located in area of dense residential housing. Christchurch Priory & Town Centre within 1½ miles. Bournemouth Town Centre within 5 miles.

Accommodation

Takeaway. Wash Up Area. Cloakroom.

Description

Through front door into **Takeaway** with tiled floor, tiled walls, inset LED lights, 3 tables for 6 covers, breakfast bar, 2 high bar stools, laminated topped work top surface with wooden and laminated front, upright freezer, paper towel dispenser, breading table, pressure fryer, doner machine, griddle, oven under, grill, extensive extraction above, 2 dish Bain Marie, double deep fat fryer, chip scuttle, hot heated display cabinet, 3 cupboard chiller counter unit, laminated top, microwave, Hennypenny machine. Through into **Wash Up Area** with upright fridge, wash hand basin, paper towel dispenser, double deep bowl stainless steel sink unit, stainless steel table, combi oven. Sliding door into store area with door into **Cloakroom** with low level WC. OUTSIDE To the front of the property there is a patio area with space for tables and chairs. To the rear of the premises there is parking for 2 cars and bin store area.

Trading & Business

The owners inform us that the premises operate 7 days a week, from 5pm - 10pm and achieved a turnover of £155,550 in the year ending 30th June 2025. Further accounts can be made available to genuinely interested purchasers.

Rateable Value

£6,900 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 10 year lease from 24th July 2023, at a rent of £16,140 per annum. We have not had sight of this lease documentation.

Price

£40,000 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.



Mark Nurse
Associate Director
mark.nurse@goadsby.com
01202 550176



DANCING ROOSTERS
135 BARRACK ROAD, CHRISTCHURCH, DORSET BH23 2AW



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.

goadsby.com



DANCING ROOSTERS

135 BARRACK ROAD, CHRISTCHURCH, DORSET BH23 2AW



Commercial Property. **Expertly Delivered.**

- Building Consultancy
- Property Management
- Business Space
- Hotels & Leisure
- Business Transfer
- Retail
- Investments
- Planning
- Land/Development
- Survey & Valuation

BUSINESS SPACE
tel. 01202 550055

RETAIL
tel. 01202 550066

PROPERTY MANAGEMENT
tel. 01202 550011

HOTELS & LEISURE
tel. 01202 550077

SURVEY & VALUATION
tel. 01202 550088

BUILDING CONSULTANCY
tel. 01202 550011

PLANNING
tel. 01202 550033

BUSINESS TRANSFER
tel. 01202 550099

HAMPSHIRE
tel. 01962 869667

Offices in Dorset and Hampshire.

goadsby.com