

BUSINESS FOR SALE

RESTAURANT/CAFE

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



BUSINESS TRANSFER



PETRA RESTAURANT & CAFE

678 CHRISTCHURCH ROAD, BOSCOMBE, BOURNEMOUTH, DORSET BH7 6BT

SUMMARY >

- FULLY FITTED AND EQUIPPED 25 COVER RESTAURANT
- COMPLETELY REFURBISHED AND FITTED AT THE BEGINNING OF 2025
- WOULD SUIT OWNER OPERATOR
- LOW OVERHEADS
- OWNER RELOCATING



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Location

Main high street location with passing foot and road traffic. Bus stop to the front of premises. Boscombe pedestrianised high street within 250 yards. Bournemouth Square within 2½ miles.

Accommodation

Restaurant (25 covers). Open Kitchen. Cloakroom. Staff Room.

Description

Through door into **Restaurant** with wooden laminated floor, wooden tables, upholstered wooden chairs for 25 covers, upholstered bench style seating, tiled front and laminated topped counter servery. **Open Kitchen** with 3 cupboard chiller counter unit with chilled salad dispenser, extraction system, Buffalo bain Marie, double deep fat fryer, wash hand basin, wash basin, counter chilled display unit, dishwasher, Adexa display fridge, wood fired oven (capacity for 6 pizza), extraction, wall mounted flat screen television, feature ceiling and wall lights, storage cabinet. Door from Restaurant into **Cloakroom** with wash hand basin, cubicle with low level WC, part tiled. From Restaurant into **Staff Room**. Door to the side of the property. OUTSIDE To the front of the property there are 2 tables and 4 chairs, covered/smoking area.

Trading & Business

The owner informs us that the business currently operates as a restaurant serving middle eastern cuisine. It is currently trades from 4pm to midnight, Tuesday to Saturday inclusive (5 days a week). The business opened in May 2025 and is only being made available as the owner is relocating. We have not had sight of accounting information for this business.

Rateable Value

£9,100 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 owner informs us that the premises are held under an original 15 year lease, at a current rent of £9,000 per annum. We have not had sight of this lease documentation.

Price

£86,000 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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