

BUSINESS FOR SALE

TAKEAWAY

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



BUSINESS TRANSFER

goadsby

KW CHINESE TAKEAWAY
16B SOUTH STREET, WAREHAM, DORSET BH20 4LT

SUMMARY >

- LONG ESTABLISHED GRADE II LISTED TOWN CENTRE TAKEAWAY
- INCLUDES SPACIOUS 4 BEDROOM OWNERS ACCOMMODATION
- WOULD SUIT VARIOUS CUISINES/CONCEPTS
- GENUINE SALE - OWNER RETIRING



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Location

Town Centre location. Wareham Quay approx. 350 yards. Wareham to Corfe Castle 4½ miles. Wareham to Swanage 10 miles.

Accommodation

Takeaway. Kitchen. Wash Up/Store Room. Dry Store. Lobby/Store Room. Cloakroom. Owners Accommodation comprising Lounge, 4 Double Bedrooms, Dining Room/ Kitchenette and Bathroom.

Description

Through into shared **Lobby** with door into **Takeaway** with tiled floor, tiled walls, bench style seating, 2 upholstered benches, tiled fronted and laminated topped servery counter, shelving. Steps up into **Kitchen** with non slip floor, extensive extraction system, deep fat fryer, gas range with oven under, wok range, deep bowl single drainer stainless steel sink unit, assorted tables, commercial fridge, insectocutor, heated Bain Marie, rice cooker, kettle, fully tiled, part stainless steel, wash hand basin. Through **Lobby** into **Wash Up/Store Room** with double deep bowl sink unit, walk in chiller, chest freezer, stainless steel table. Through into **Dry Store** with shelving cupboard. **Lobby/Store Room** with chest freezer. Door to side of the property. Door into **Cloakroom** with low level WC, wash hand basin. Through door into **Lobby** with tiled floor. Stairs up to FIRST FLOOR OWNERS ACCOMMODATION **Hallway. Lounge. Bedroom 1** DOUBLE. **Bedroom 2** DOUBLE. **Dining Room. Kitchenette** with single drainer single bowl sink unit, base units, fridge. **Bathroom** with bath, shower attachment, wash hand basin, low level WC. Into **Bedroom 3** SMALL DOUBLE. Stairs up to SECOND FLOOR with **Landing. Bathroom** with bath, shower, wash hand basin, low level WC. **Bedroom 4** DOUBLE. **Bedroom 5** DOUBLE. OUTSIDE To the side of the property with bin store area.

Trading & Business

The owners inform us that the business currently operates Tuesday to Sunday inclusive from 5pm until 10.30pm. We are informed that the takings in the year ending 31st March 2025 were £78,220 with an operating profit of £14,729. We have not had sight of this accounting information.

Rateable Value

£10,000 at the Uniform Business Rate of 49.9p 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. Council Tax Band "D". Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The premises are held under an original 999 year lease, from 16th September 1767. We have not had sight of this lease documentation.

Price

£400,000 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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