

BUSINESS FOR SALE

OFF LICENCE

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



BUSINESS TRANSFER

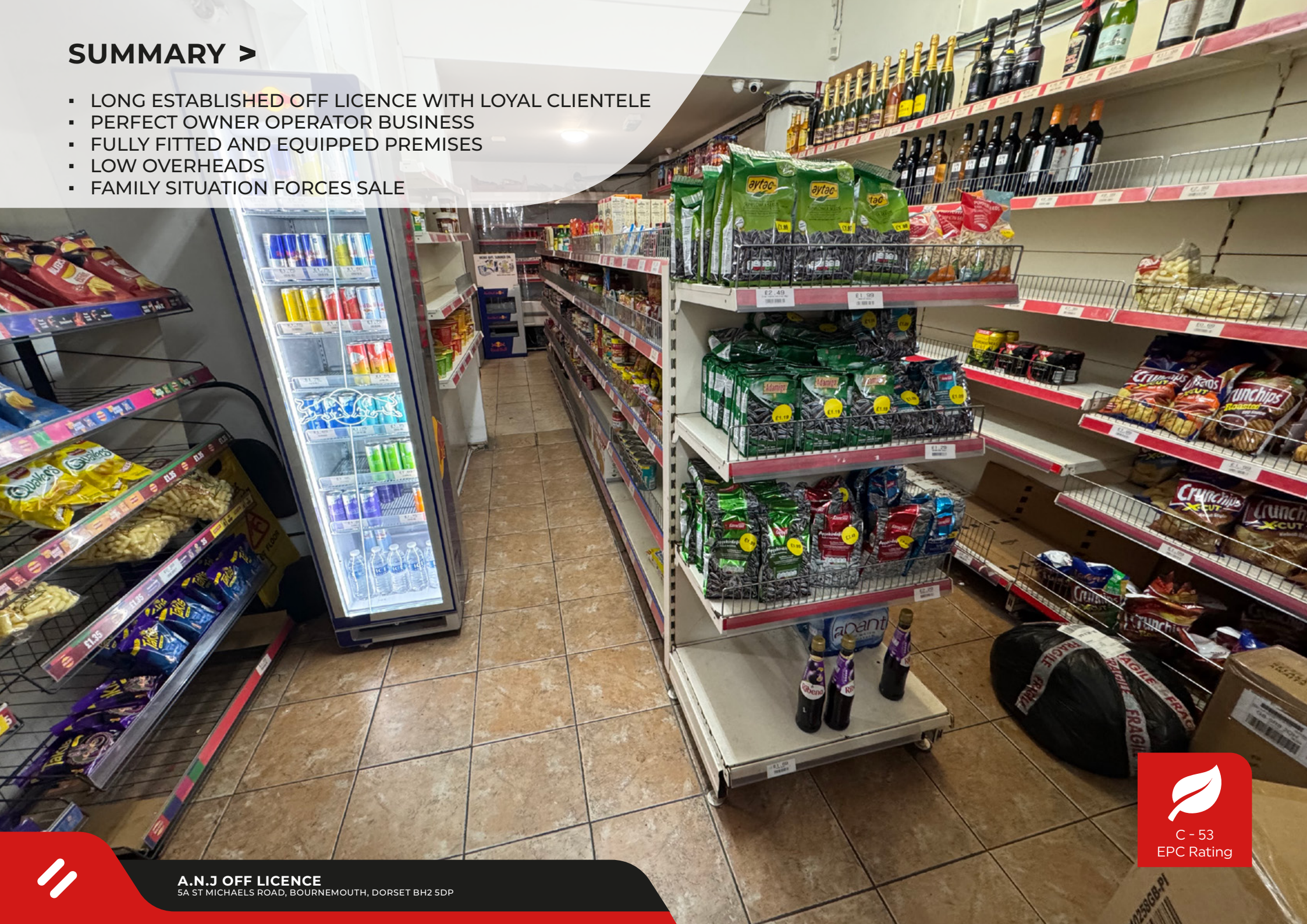
goadsby

A.N.J OFF LICENCE

5A ST MICHAELS ROAD, BOURNEMOUTH, DORSET BH2 5DP

SUMMARY >

- LONG ESTABLISHED OFF LICENCE WITH LOYAL CLIENTELE
- PERFECT OWNER OPERATOR BUSINESS
- FULLY FITTED AND EQUIPPED PREMISES
- LOW OVERHEADS
- FAMILY SITUATION FORCES SALE



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C - 53
EPC Rating

Location

Bournemouth Town Centre position with passing foot and road traffic. Time limited on street parking to the front of premises.

Accommodation

Off Licence. Stock Room. Staff Cloakroom.

Description

Through front door into **Shop** with tiled floor, servery counter with display shelving, till, concealed tobacco vending, stool, CCTV display screen, large open drinks chiller display unit, ice cream freezer, upright Redbull chiller unit, free-standing large grocery display units, double glass topped chest freezer, upright glass open chiller display unit, shelving, ceiling mounted air conditioning unit, CCTV cameras. Door into **Stock Room** with door to outside rear, single drainer single bowl stainless steel sink unit, microwave. Through into **Cloakroom** with low level WC, wash hand basin.

Trading & Business

The owner informs us that the premises currently operate 6 days a week from 9am until 11pm and are closed on Sunday's. The business serves alcohol and soft drinks and also has a section selling grocery items. In addition the business sells cigarettes and vapes and also takes parcels. We are informed that the turnover averages £4,000-£5,000 per week. We have not had sight of this accounting information.

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

£7,800 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, with approximately 8 years remaining at a current rent of £12,000 per annum. We have not had sight of this lease documentation.

Price

£37,950 plus Stock at Valuation to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

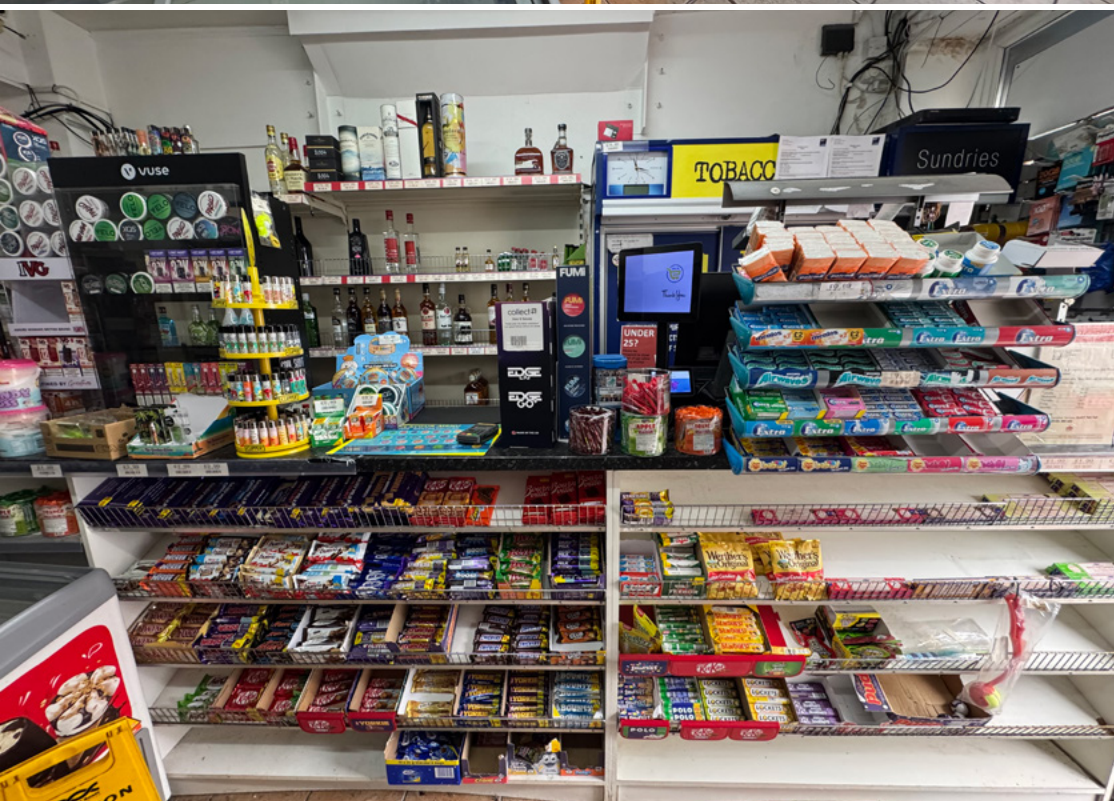
Viewing

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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