BUSINESS FOR SALE

SANDWICH BAR

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

BUSINESS TRANSFER

goadsby

SANDS2 SANDWICH BAR

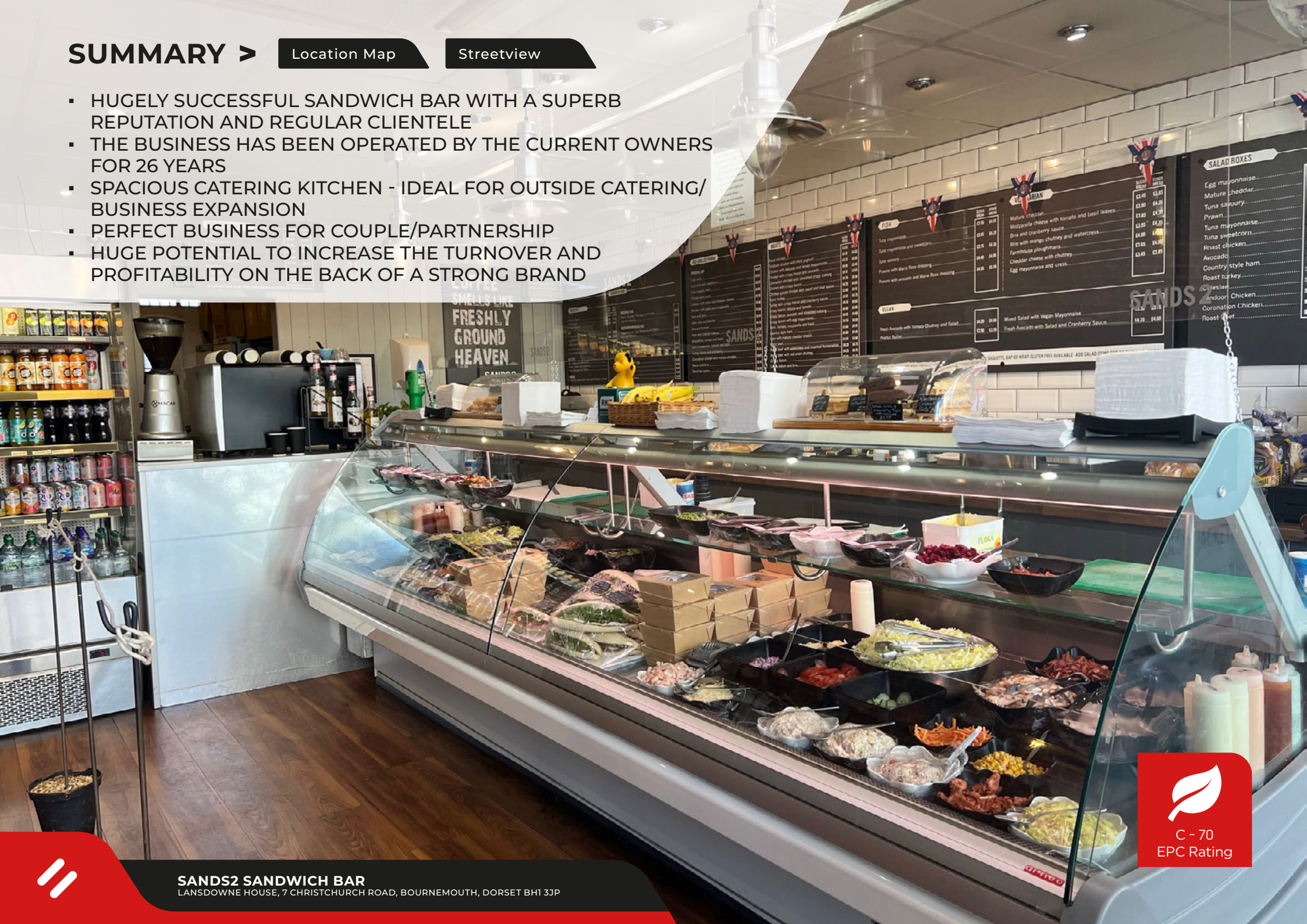
LANSDOWNE HOUSE, 7 CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET BH1 3JP

SUMMARY >

Location Map

Streetview

- HUGELY SUCCESSFUL SANDWICH BAR WITH A SUPERB REPUTATION AND REGULAR CLIENTELE
- THE BUSINESS HAS BEEN OPERATED BY THE CURRENT OWNERS FOR 26 YEARS
- SPACIOUS CATERING KITCHEN - IDEAL FOR OUTSIDE CATERING/ BUSINESS EXPANSION
- PERFECT BUSINESS FOR COUPLE/PARTNERSHIP
- HUGE POTENTIAL TO INCREASE THE TURNOVER AND PROFITABILITY ON THE BACK OF A STRONG BRAND



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EPC Rating

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Location

Bournemouth Town Centre position with passing foot and road traffic. Situated amidst retail shops, offices, student and residential accommodation. Bus and Railway Station approx. ¼ mile. Bournemouth Pier within ¾ mile. Free time limited parking to the front of the premises.

Accommodation

Sandwich Bar. Store Room. Office. Kitchen. Staff Cloakroom.

Description

Double doors into **Sandwich Bar** with laminated wooden floor, inset floor mat, breakfast bar, part exposed brickwork, part wooden panelling, part tiled walls, feature ceiling lights, wall mounted menu displays, 2 insectocutors, open glass fronted chiller display, large double length glass fronted chiller display, crisp dispenser on wheels, servery counter, laminated work top surface, coffee machine (on rental agreement), coffee grinder (on rental agreement), small glass fronted chiller, work top surface, cupboards under, wash hand basin, paper towel dispenser, microwave, double panini maker, single panini maker, Epos till system, double Bain Marie, King Edward jacket potato machine. Through into **Store Room** with extensive shelving, upright fridge, upright freezer. Door into **Office** with desk, shelving. Through **Lobby** into **Kitchen** with 2 upright single door fridges, double door fridge, chest freezer, insectocutor, microwave, extensive work top surfaces, assorted stainless steel tables, paper towel dispenser, meat slicer, deep fat fryer, double deep bowl single drainer stainless steel sink unit, eye level electric grill, Turbofan electric oven, induction hob. Door to OUTSIDE with fly screen and hard-standing area. **Lockable Store Cupboard**. **Unisex Staff Cloakroom**, **Walk in Small Store Room**. 2 car parking spaces (not allocated).

Trading & Business

The owners inform us that they currently operate limited trading hours (to suit themselves) from Monday to Friday 8.00am until 2.30pm. The owners inform us that the turnover in the year ending 31st December 2025 was £351,417 and a substantial Net Profit was achieved. Further accounts can be made available to genuinely interested purchasers

Rateable Value

£11,500 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 a lease which expires in 2028, at a current rent of £14,500 per annum. We have not had sight of this lease documentation.

Price

£79,950 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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SANDS2

COFFEE
SMELLS LIKE
FRESHLY
GROUND
HEAVEN
SANDS2

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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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