

BUSINESS FOR SALE

CAFE

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



BUSINESS TRANSFER

goadsby

CHERRIES CAFE

65A CURZON ROAD, BOURNEMOUTH, DORSET BH1 4PW

SUMMARY >

- TRADITIONAL, FAMILY OPERATED CAFE
- EXTENSIVELY IMPROVED AND EQUIPPED IN PRESENT OWNERSHIP
- DAYTIME OPERATION CURRENTLY TRADING TUESDAY TO SATURDAY INCLUSIVE
- FULLY FITTED AND EQUIPPED BUSINESS
- GENUINE RETIREMENT SALE



Location

Situated in an area of dense residential housing. AFC Bournemouth Vitality Stadium within ¾ mile.

Accommodation

Cafe (24 covers). Kitchen. Store Room. Cloakroom.

Description

Through recess **Porch** with lockable gates into **Cafe** with commercial floor, laminated tables with metal legs, upholstered wooden chairs and upholstered tub chairs for 24 covers, large blackboard price menu display, large Coca Cola glass fronted chiller display cabinet (on free loan), laminated servery counter with cupboards under, double chiller display unit, Epos till system (on monthly payment), hot water urn, coffee percolator, counter pie warmer. Through into **Kitchen** with commercial flooring, wash hand basin, double drainer deep bowl stainless steel sink unit, paper towel dispenser, wash hand basin, commercial dishwasher, ice machine, double griddle, double deep fat fryer, double convection oven, double fridge with stainless steel counter top, Bain Marie, 4 stainless steel tables, 3 microwaves, plate warmer, double counter chiller display, double griddle, double electric convection grill, insectocutor, stainless steel or plastic splashbacks, 2 upright freezers, shelving, air fryer, 6 slice toaster, kettle. **Lobby** from Cafe with door into **Store Room** with chest freezer, shelving, fridge. Cloakroom with wash hand basin, electric hand dryer, low level WC. OUTSIDE To the front of the property there is a decking area with tables and chairs for 6 covers, "flag"open sign, bin store area.

Trading & Business

The cafe business previously operated Tuesday's to Saturday's inclusive from 8am until 2pm. It was run by the owner and 2 additional employees. The business closed due to the owners ill health in May 2025. Accounts can be made available to genuinely interested purchasers.

Rateable Value

£6,800 at the Uniform Business Rate of 49.9p in the £ for 2025/26. For the year 2025/26 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 premises are held under an original 6 year lease, at an annual rent of £7,944 per annum. The lease can be made available to genuinely interested purchasers.

Price

£30,000 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 need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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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