

**BUSINESS FOR SALE**  
**RESTAURANT**

# GIGABITES

RETRO DINER



BUSINESS TRANSFER



**GIGABITES RESTAURANT**  
43 CHARMINSTER ROAD, CHARMINSTER, BOURNEMOUTH, DORSET BH8 8UE

## SUMMARY >

- SUPERBLY REALISED AMERICAN RESTAURANT
- FITTED AND EQUIPPED TO AN EXCEPTIONAL STANDARD
- WOULD SUIT VARIOUS CONCEPTS/CUISINES
- AL-FRESCO DINING TO THE FRONT OF THE PREMISES
- OWNERS CAR PARKING SPACE



1 Allocated  
Parking Space



C - 75  
EPC Rating



**GIGABITES RESTAURANT**

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## Location

Main High Street location with passing foot and road traffic. Bournemouth Square approx. 1½ miles. Wallisdown University Campus just over 1½ miles.

## Accommodation

Restaurant (24+ covers). Store Room. Kitchen. Staff Cloakroom. Office. Cloakrooms.

## Description

Through front door into **Restaurant** with upholstered bench style seating for 24 persons, laminated topped tables with metal legs, upholstered bench style seating for takeaway customers, 4 wall mounted flat screens and video game controllers, flat screen wall mounted television, ceiling mounted built in air conditioning unit, LED lighting, servery counter, ice machine, work top surfaces, coffee machine, coffee grinder, 2 double glass fronted chiller displays, glasswasher, commercial soft serve ice cream machine, blender, single drainer single bowl sink unit, shelving, CCTV screen, CCTV cameras, music system, Epos till system (on rental agreement). Through into **Store Room** with built in cupboards, double pizza oven, double glass fronted chiller display, 2 chest freezers, upright fridge. Through into **Kitchen** with non slip commercial floor, extensive commercial extraction system, 2 cupboard chiller counter unit with inset refrigerated toppings table, heated gantry, hot cupboard, Bain Marie, 2 stainless steel tables, table top electric fryers, gas fryer, gas griddle, electric griddle, under counter drawer fridge. **Utility Area** with microwave, wash hand basin. Lobby with door to outside rear. **Staff Cloakroom** with low level WC, wash basin. Door from **Store Area** into **Office** with desk, chair, wall mounted screen. Door to outside rear. Stairs from Diner down to BASEMENT with **Lobby**, **Gents Cloakroom**, **Ladies Cloakroom**, **Store Room** with walk in fridge, walk in freezer. OUTSIDE To the rear of the property there is car parking for 1 vehicle. To the front of the premises there is a fenced patio with seating for 2 tables and 4 chairs.

## Trading & Business

The business is being offered as a fully fitted and equipped restaurant. The restaurant is not currently trading.

## Rateable Value

£16,250 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Information taken from the Valuation Office Agency website.

## Full Alcohol Licence

### Licensable Activities Authorised by the Licence:

Live Music, Recorded Music, Performances of Dance, Activity like Music/Dance, Late Night Refreshment, Supply of Alcohol.

### The Times the Licence Authorises the Carrying Out of Licensable Activities:

<b>Live Music:</b> (Indoors) Monday to Sunday	10:00 to 23:30
<b>Recorded Music:</b> (Indoors) Monday to Sunday	10:00 to 23:30
<b>Performances of Dance:</b> (Indoors) Monday to Sunday	10:00 to 23:30
<b>Activity like Music/Dance:</b> (Indoors) Monday to Sunday	10:00 to 23:30
<u>Non Standard Timings for Above Licensable Activities:</u>	
New Year's Eve	10:00 to 01:00
<b>Late Night Refreshment:</b> (Indoors & Outdoors) Monday to Sunday	23:00 to 00:00
<b>Supply of Alcohol:</b> Monday to Sunday	10:00 to 01:00
Non Standard Timings	
New Year's Eve	10:00 to 02:00

### The Opening Hours of the Premises:

Monday to Sunday	10:00 to 01:30
Non Standard Timings	
New Year's Eve	10:00 to 02:30

**Alcohol will be consumed on and off the premises.**

## Tenure

LEASEHOLD. The premises are held under an original 10 year lease from 2024, at an initial rent of £19,920 per annum, with 3 yearly rent reviews.

## Price

£25,000 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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