

BUSINESS FOR SALE

BRUNCH BISTRO



BUSINESS TRANSFER

goadsby

MAW

43 HIGH STREET, CHRISTCHURCH, DORSET BH23 1AS

SUMMARY >

- INDEPENDENT, AWARD WINNING, BUSY BRUNCH BISTRO BUSINESS
- PRIME HIGH STREET LOCATION
- LOYAL, ESTABLISHED CLIENTELE
- FULLY FITTED AND EQUIPPED
- IN CURRENT OWNERSHIP 4½ YEARS- GENUINE REASON FOR SALE



1 Parking
Space



D - 79
EPC Rating



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Location

Prominent High Street location in historic south coast harbour town. Shopping Centre, Caste Ruins and Priory Church all within 500 yard radius. Bournemouth Square within 5½ miles.

Accommodation

Brunch Bistro (24 covers). Kitchen. First Floor Bistro (14 covers). Wash Up Room/Store Room. Staff Room/Store Room. Customer Cloakroom.

Description

Into **Brunch Bistro** with wall mounted alarm control panel, tiled floor, mix of upholstered chairs with metal legs, laminated tables with metal legs, upholstered bench style seating for approximately 24 covers, inset ceiling lights, ceiling spotlights, wall mounted air conditioning unit, servery counter with tiled front and laminated top, double glass fronted chiller display, shelving, coffee machine, coffee grinder, wash hand basin, Epos till system. Door into Walk in Cupboard with meter and electrics. Through half swing door into **Kitchen** with commercial non slip floor, extensive extraction system, 2 stainless steel tables, commercial griddle, microwave, counter freezer, double deep fat fryer, stainless steel walls and plastic covered walls, electric hob, double deep bowl stainless steel sink unit, paper towel dispenser, shelving, 2 cupboard chiller counter unit, stainless steel wall mounted cupboards. Door into Walk in Chiller. Door to rear OUTSIDE with parking for 1 vehicle. Stairs from Brunch Bistro to FIRST FLOOR **Landing** into **Bistro** with 3 children's high chairs, upholstered bench style seating 12 covers, upholstered chairs, laminated tables with metal legs, 2 person sofa, tiled floors, inset ceiling lights, ceilings spotlights, shelving. **Gift Shop Area Storage**. Through into **Wash Up Room/Store Room** with commercial non slip floor, fridge freezer, chest freezer, stainless steel table, deep bowl sink unit, shelving, storage units, wine racking. Into **Staff Room/Store Room** with shelving, fridge, kettle, table. Lobby with tiled floor, 2 storage cupboards. Door into **Cloakroom** with tiled floor, wash hand basin, electric hand dryer, 2 cubicles with low level WC's, extractor fans. Door to SECOND FLOOR **Storage**.

Trading & Business

This independent award winning brunch bistro is operated by the full time chef, full time manageress and part time staff as required. This profitable business was started by the current owners approximately 4½ years ago and benefits from regular loyal clientele. Further accounts can be made available to genuinely interested purchasers.

Licences/Permissions

We are informed that the property holds a Premises Licence granted by BCP Council (Christchurch). 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

£19,750 at the Uniform Business Rate of 49.9p in the £ for 2025/26. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The owners inform us that the premises are held under an original 7 year lease with approximately 2½ years remaining, at a current rent of £24,000 per annum. This lease can be made available to genuinely interested purchasers.

Price

£65,000 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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