

BUSINESS FOR SALE

CAFE/BAKERY

LAN'S BAKERY

BUSINESS TRANSFER

goadsby

LAN'S BAKERY

75 OLD CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET BH1 1EW

SUMMARY >

Location Map

Streetview

- INDEPENDENT CAFE BAKERY WITH SEATING FOR 30+ COVERS
- SUPERB TOWN CENTRE TRADING LOCATION
- EXTENSIVELY EQUIPPED KITCHEN PLUS SPACIOUS BASEMENT KITCHEN
- EXCITING OPPORTUNITY TO DEVELOP THE EXISTING BUSINESS OR INTRODUCE A FRESH CONCEPT



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D - 84
EPC Rating

Location

Prime Bournemouth Town Centre position. Substantial passing foot traffic. Located amidst retail shops and offices.

Accommodation

Cafe Bakery (30+ covers). Kitchen. Customer Cloakroom. Basement Kitchen/Store Room. Staff Cloakroom. Kitchen.

Description

Through door into **Cafe Bakery** with tiled floor, feature low level lighting, wall mounted speakers, ceiling mounted air conditioning unit, mix of upholstered bench style seating, high chairs and mixed seating and tables for approximately 30 covers, wall mounted menu display board, glass fronted chiller cake display, counter servery, coffee machine and coffee grinder (on rental agreement), Epos till. Door into **Cloakroom** with tiled floor, part tiled walls, low level WC, disabled grab rails, wash hand basin, electric hand dryer. Into **Kitchen** with work top surfaces, sink, triple fronted glass chiller display, Adexa chilled food dispenser, hot cupboard, shelving, stainless steel table, 2 electric Daewoo cookers, 2 microwaves, 4 hob Adexa electric range, Lisbits hob, double deep fat fryer, commercial griddle, 4 stainless steel tables, extensive extraction system, chest freezer, 2 blenders, upright Foster fridge, shelving, deep bowl double drainer stainless steel sink unit, stainless steel wash hand basin, paper towel dispenser, laminated walls, ceiling mounted camera, ice machine. Through door to **Landing** with stairs up to entrance to outside. Stairs down to **BASEMENT** with non slip commercial floor. Door into **Cloakroom** fully tiled, extraction, low level WC, wash hand basin. Through door into **Kitchen** with laminated work top surfaces, single drainer single bowl sink unit, mixer tap, wall and base units, built in microwave. **Lobby** with door into **Shower Room** with shower cubicle. **Kitchen** with plastic clad walls, non slip commercial floor, assorted stainless steel tables, stainless steel shelving, 3 commercial mixers, upright freezer, upright glass fronted freezer, shelving, 2 Unox ovens, double deep bowl double drainer sink unit, stainless steel wash hand basin, paper towel dispenser, wall mounted CCTV display. Walk in Chiller (needs possible compressor/servicing). **OUTSIDE** tables and chairs for 6 covers.

Trading & Business

The owners inform us that the business is currently trading as a Vietnamese bakery and cafe and is operated by the full time owner, full time member of staff and the use of 3 or 4 part time staff as required. Accounts can be made available to genuinely interested purchasers.

Rateable Value

£33,750 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The premises are held under an original 15 year lease, from 1st August 2024, at a current rent of £25,000 per annum. Further lease details can be made available.

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.



Mark Nurse
Associate Director
mark.nurse@goadsby.com
01202 550176



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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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