

**BUSINESS FOR SALE**  
**SOURDOUGH PIZZA BAR**



BUSINESS TRANSFER



**FORNO**

406 WIMBORNE ROAD, WINTON, BOURNEMOUTH, DORSET BH9 2HB

## SUMMARY >

- SUPERB PIZZA RESTAURANT AND TAKEAWAY
- INCLUDES WOOD FIRED PIZZA OVEN & ALL EQUIPMENT
- SEATING FOR 26 CUSTOMERS
- IN CURRENT OWNERSHIP FOR 7 YEARS



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E - 113  
EPC Rating

## Location

Premium Winton High Street location with passing foot and road traffic. Bournemouth Town Centre approx. 3 miles. Poole Town Centre approx. 7 miles.

## Accommodation

Pizza Restaurant (26 covers). Open Kitchen. Kitchen. Customer Cloakroom. Store Room.

## Description

Fully opening glassed doors with canopy into **Restaurant/Takeaway** with mix of bench style seating and wooden tables and upholstered wooden chairs for 26 persons, part tiled walls, shelving, wall mounted air conditioning unit, inset ceiling lights, feature low level lighting, part wooden panel walls, servery counter with wooden laminate top and tiled front, 2 double glass fronted chiller displays, Epos till system, coffee machine, coffee grinder, shelving. Into **Open Kitchen** with 2 counter fridges, stainless steel wash up, stainless steel wash hand basin, paper towel dispenser, wood fired pizza oven (holding 5 pizzas). **Lobby** with door into **Kitchen** with tiled floor, part tiled walls, upright fridge, commercial dishwasher, wall mounted gas boiler, deep bowl stainless steel sink unit, stainless steel table, wall mounted paper towel dispenser, upright fridge, small fridge, small freezer, shelving, dough mixer, upright fridge. From Restaurant through door into **Lobby** with door into **Customer Cloakroom** with wash hand basin, low level WC, grab rails, emergency pull cord, wall mounted electric hand dryer. **Store Room** with shelving. Door to outside.

## Trading & Business

The owners inform us that the business is closed Monday and Tuesday's and operates Wednesday, Thursday and Sunday from 4pm until 10pm and Friday's 4pm until 10.30pm and Saturday's from 12pm until 10.30pm. The owners inform us that they will retain the "Forno" name, so the business name will need to be changed. Further accounts can be made available to genuinely interested purchasers.

## Rateable Value

£16,000 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Information taken from the Valuation Office Agency website.

## Licences/Permissions

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

## Tenure

LEASEHOLD. The owners inform us that the premises are held under an original 10 year lease from 1<sup>st</sup> July 2018, at a current rent of £18,000 per annum. We have not had sight of this lease documentation.

## Price

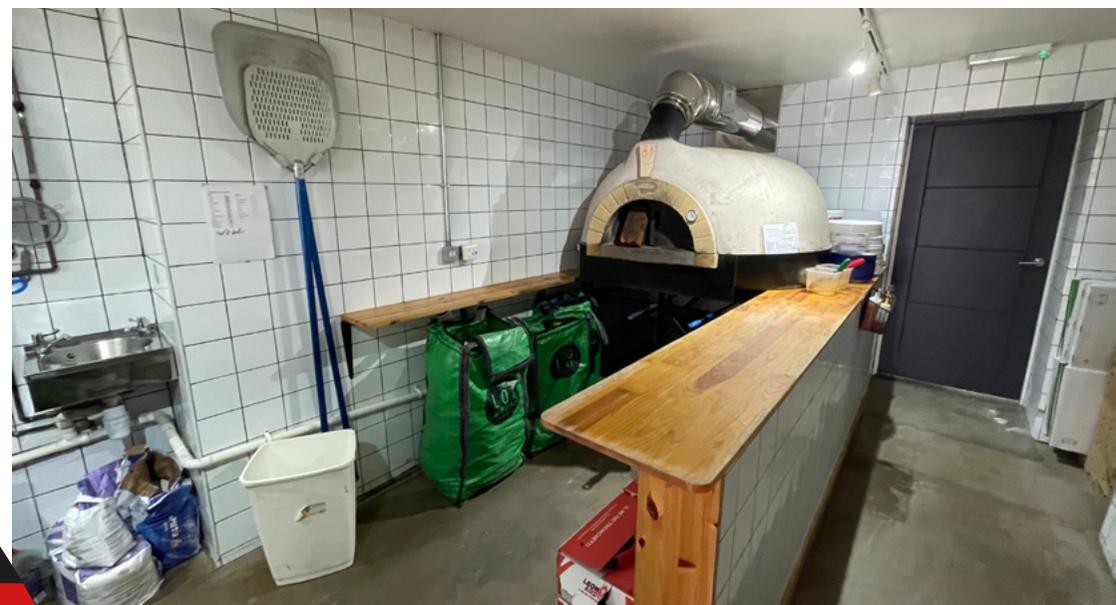
£49,950 plus Stock at Valuation to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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## 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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