

BUSINESS FOR SALE

RESTAURANT

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



BUSINESS TRANSFER

goadsby

GAJA BAR & KITCHEN

360 CHARMINSTER ROAD, CHARMINSTER, BOURNEMOUTH, DORSET BH8 9RX

SUMMARY >

- SUPERBLY PRESENTED 28 COVER RESTAURANT
- BUSY, SUCCESSFUL BUSINESS WITH LOYAL CLIENTELE
- FITTED AND EQUIPPED TO AN EXCEPTIONAL STANDARD
- AL-FRESCO DECKING AREA TO THE FRONT OF RESTAURANT
- PERSONAL CIRCUMSTANCES FORCE SALE



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D - 96
EPC Rating

Location

Main road location with passing foot and road traffic. Located in an area of dense residential housing. Bournemouth Town Centre approx. 2 miles.

Accommodation

Restaurant (28 covers). Customer Cloakrooms. Kitchen. Store Area. Staff Cloakroom.

Description

Through door into **Restaurant** with wood effect floor, laminated topped tables with metal legs, leather chairs with metal legs for 28 covers, feature ceiling lights, 2 wall mounted air conditioning units, CCTV cameras, wall mounted speakers, waiter station, wall lights, fire alarm system, burglar alarm system, glass fronted display cabinet, storage cupboards under, bar server, upright glass fronted chiller display, 2 double fronted chiller displays, glass washer, wash up, CCTV display panel, Epos till system, ice machine, beer dump, stainless steel wash up, wash hand basin, 2 blenders. Door into **Lobby** with **2 Cloakrooms** each with wash hand basin, soap dispenser, paper towel dispenser, low level WC, extractor fan. Door from Restaurant into **Kitchen** with tiled floor, part tiled and part stainless steel walls, 4 stainless steel tables, double deep bowl stainless steel sink unit, mixer taps, 6 burner gas range with oven under, extensive extraction system above, double deep fat fryer, tandoori oven, 3 microwaves, upright fridge, poppadom and plate warmer, shelving, 3 cupboard freezer counter unit, commercial air filtering unit. Through into **Store Area** with insectocutor. Door into **Staff Cloakroom** with low level WC, wash hand basin. OUTSIDE To the front of the property there is a fenced decking area, seating 6 covers. To the rear of the property there is an electric security shutter. To the side of the premises is fenced and patio, flowerbed, oil storage bins. Through gate to lockable bin store area, parking for 1 vehicle.

Trading & Business

Restaurant commenced trading August 2024 following a complete fit out to a high standard by the present owners. The restaurant serves Indian cuisine and operates 7 days a week, Monday to Friday 5pm-11pm and Saturdays and Sundays 12pm-11pm with 2/3 sittings. A substantial turnover is currently being achieved and 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 (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.

Rateable Value

£8,200 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 owners inform us that the premises are held under an original 10 year lease with approximately 8 years remaining, at a current rent of £11,000 per annum. We have not had sight of this lease documentation.

Please Note the owners currently rent a shop nearby as a store room at £500 per month. This could be made available if required.

Price

£125,000 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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