

BUSINESS FOR SALE

RESTAURANT

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

BUSINESS TRANSFER

Agora

Mediterranean Restaurant

*Turkish & Greek
Cuisine*

*Barbeque
Restaurant*

TASTE OF THE MEDITERRANEAN

MEZE BAR | FOR RESERVATIONS 01202 311 523

Agora
TURKISH & GREEK
CUISINE
BBQ RESTAURANT

205

goadsby

AGORA RESTAURANT

203 OLD CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET BH1 1JU

SUMMARY >

- TOWN CENTRE 42+ COVER RESTAURANT
- COMPREHENSIVELY FITTED AND EQUIPPED BUSINESS
- WOULD SUIT VARIOUS CUISINES/CONCEPTS
- IN CURRENT OWNERSHIP FOR 9 YEARS
- OWNERS CAR PARKING SPACE



Owners Car
Parking Space



C - 51
EPC Rating



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Location

Bournemouth Town Centre location. Passing foot and road traffic. Bournemouth Square within 1/2 mile (on foot). Bournemouth Pier just over 1/2 mile.

Accommodation

Restaurant (42+ covers). Cloakrooms. Kitchen. Basement Storage.

Description

Through front door into **Restaurant** with wood laminated floor, a mix of feature walnut table tops with metal legs and upholstered bench style seating with metal legs for 42+ covers, feature low level lighting, CCTV cameras, mock beamed walls, open grill, commercial extraction above, chiller counter display unit, tiled floor, stainless steel sink, 2 double chiller display cabinets, shelving, Epos till system, ceiling mounted air conditioning units. Through into **Hallway** with insectocutor, stairs down to Basement. **Ladies Cloakroom** with low level WC, disabled grab rails, emergency pull cord, wash hand basin, baby changing, electric hand dryer, extractor fan. **Gents Cloakroom** with low level WC, wash hand basin, electric hand dryer, extractor fan. Through door into **Kitchen** with commercial flooring, double deep bowl stainless steel sink unit, commercial dishwasher, 6 burner gas range with oven under, extensive commercial extraction system over, assorted stainless steel tables, double Lincat Bain Marie, 2 Sharp microwaves, Lincat grill, wash hand basin, insectocutor, shelving, 3 cupboard chiller counter unit with topping dispenser over, CCTV monitor, upright freezer. Door to outside rear. **BASEMENT** with shelving, walk in fridge, walk in freezer and extractor fan. **OUTSIDE** To the rear of the property there is 1 car parking space and bin store area.

Trading & Business

The owners inform us that the business is operated by the family and trades 5 days a week out of season and 7 days a week in July and August. The business only operates in the evenings to suit the owners preference. Accounts can be made available to genuinely interested purchasers.

Rateable Value

£12,000 at the Uniform Business Rate of 49.9p in the £ for 2024/25. For the year 2024/25 small businesses with a rateable value up to £12,000 will receive 100% rates relief. 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 owner informs us that the premises are held under an original 15 year lease, with approximately 6 years remaining, at a current rent of £17,500pa. We have not had sight of this lease documentation.

Price

£75,000 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 need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

goadsby.com



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