

BUSINESS FOR SALE

CAFE BAR

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



BUSINESS TRANSFER

goadsby

ESCA CAFE BAR

127B BARRACK ROAD, CHRISTCHURCH, DORSET BH23 2AW

SUMMARY >

Location Map

Streetview

- BUSY INDEPENDENT CAFE BAR
- PRIME LOCATION ADJACENT TO "ONE STOP" STORE ON BUSY MAIN ROAD
- SUPERBLY FITTED AND EQUIPPED BUSINESS
- SOUTH FACING CUSTOMER TERRACE
- LOW OVERHEADS AND HUGE POTENTIAL TO EXPAND



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Location

Prominent main road location with passing foot and road traffic. Adjacent to busy One Stop store. Free time limited parking to the front. Located in area of dense residential housing. Christchurch Priory and Town Centre within 1½ miles. Bournemouth Town Centre within 5 miles.

Accommodation

Cafe Bar (26 covers). Customer Cloakroom.

Description

Double barn style door into **Cafe Bar** with laminated flooring, mix of wooden tables and chairs for 26 covers (includes high stools and 2 person sofa), children's high chair, breakfast bar, Jude's ice cream glass topped freezer, feature ceiling lights, part wooden panelled walls, inset ceiling lights, wall mounted air conditioning unit, inset glass fronted chiller display wine fridge, **wooden bar servery**, inset chiller display cabinet, Epos till system, upright fridge freezer, extraction unit, griddle, 2 electric ovens, electric hob, commercial sausage roller, single drainer single bowl stainless steel sink unit, work top surfaces, counter fridge, commercial dishwasher, ice machine, coffee machine, coffee grinder, 2 stainless steel wash ups, beer pumps (on free loan), wine racking, burglar alarm, table. Door into **Lobby** with door into **Customer Cloakroom** with low level WC, wash hand basin, part tiled walls, extractor fan. OUTSIDE To the front of the property there is a fenced decking area with bench style seating for 20 covers, lighting.

Trading & Business

The owner informs us that the business operates 6 days a week (closed Monday's) daytimes and evenings. The business serves coffee, cakes and light meals and alcohol. Accounting information 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

£7,700 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 6 year lease from January 2025, at a current rent of £12,492 per annum. We have not had sight of this lease documentation.

Price

£39,950 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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