

BUSINESS FOR SALE

BAR & RESTAURANT

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



BUSINESS TRANSFER



STREET CORNER BAR & RESTAURANT

487-489 CHRISTCHURCH ROAD, BOSCOMBE, BOURNEMOUTH, DORSET BH1 4AE

SUMMARY >

- THE BUSINESS HAS BEEN COMPLETELY REFURBISHED AND FITTED BY THE CURRENT OPERATOR
- PROMINENT TRADING LOCATION AT BUSY CROSSROADS
- FULLY FITTED AND EQUIPPED PREMISES - WOULD SUIT VARIOUS CUISINES/CONCEPTS
- SPACIOUS BASEMENT WITH OFFICE, CELLAR AND STORAGE



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C - 52
EPC Rating

Location

Boscombe Pier and Seafront approx. 800 yards (on foot). Bournemouth Town Centre just under 2 miles. Christchurch approx. 4 miles. Poole approx. 7 miles.

Accommodation

Restaurant/Bar (64 covers). Cloakrooms. Kitchen. Basement. 2 Store Rooms. Office. Beer Cellar.

Description

Through double doors into **Restaurant/Bar** with laminated wooden floor, suitable for up to 40 covers, booth style upholstered seating, upholstered seating with metal legs, laminated tables with metal legs, wall mounted speakers, flat screen television, CCTV throughout, wall mounted air conditioning unit, wooden bar servery with 2 double glass fronted chiller displays, single glass fronted chiller display, beer pumps (on free loan), counter freezer, glass washer, coffee machine, coffee grinder, commercial blender, ice crusher, Epos till system. Door down into Basement. Through into **Restaurant** with laminated floor, upholstered bench style seating, upholstered seats for 24 persons. **Lobby** with fire exit door to outside. **Gents Cloakroom** with cubicle with low level WC, urinal, wash hand basin, tiled walls. **Ladies/Disabled Cloakroom** with 2 cubicles, low level WCs, wash hand basin, paper towel dispenser, fully tiled. **Kitchen** with tiled floor, 2 upright fridges, stainless steel wash up, deep bowl sink unit, commercial dishwasher, microwave, 3 cupboard chiller unit, chilled cupboards above, extraction system, 2 counter freezers, stainless steel tables, microwave, heated gantry, 3 cupboard chiller counter unit, wash hand basin, paper towel dispenser, soap dispenser, pizza oven, Aquattro oven, 4 burner gas range with oven under, double deep fat fryer, commercial griddle, stainless steel wash up, extraction system. **BASEMENT Store Room** with 2 chest freezers, 2 fridges, drawer freezer, extensive storage. **Store Room 2** with storage shelving. **Office/Store Room** with extensive shelving, desk, CCTV screen. Through door into **Cellar**.

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.

Trading & Business

The premises are currently operated as a bar/restaurant. Accounts can be made available to genuinely interested purchasers.

Rateable Value

£10,750 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 premises are held under an original 10 year lease from January 2021, at a current rent of £26,400 per annum with rent reviews every 5 years. We have not had sight of this lease documentation.

Price

£79,950 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 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](https://www.goadsby.com)



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