

BUSINESS FOR SALE

CHINESE TAKEAWAY

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



BUSINESS TRANSFER



WOK PANDA

19 GARBETT ROAD, WINCHESTER, HAMPSHIRE SO23 0NY

SUMMARY >

- CHINESE TAKEAWAY IN SHOPPING PARADE
- LOCATED AMIDST HOUSING ESTATE
- FULLY FITTED AND EQUIPPED BUSINESS - READY TO OPERATE
- WOULD SUIT OWNER OPERATOR/FAMILY
- HUGE POTENTIAL TO GROW THE BUSINESS FURTHER



1 Parking
Space



E - 122
EPC Rating



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Location

Located in shopping parade amidst area of dense residential housing. M3 motorway approx. 0.5 miles. Winchester Town Centre approx. 1 mile.

Accommodation

Takeaway Waiting Area. Kitchen. Cloakroom.

Description

Through front door into **Takeaway. Waiting Area** with 4 seats, servery counter, shelving under, till, commercial floor, Nisbets upright glass fronted chiller display cabinet. Through into **Kitchen** with commercial floor, microwave, work top surfaces, walk in chiller, commercial freezer, stainless steel table, double chiller counter unit with salad dispenser and lit gantry above, shelving, 2 double deep bowl stainless steel sink unit, 2 small stainless steel tables, 7 burner Chinese wok range, extensive extraction system above, stainless steel splashbacks, double deep fat fryer, Bain Marie, Chinese rice cooker, bin, LED lighting, wall mounted gas boiler, stainless steel free-standing shelving unit, wash hand basin, paper towel dispenser, soap dispenser, double wooden doors into **Lobby** with shelving. Door into **Cloakroom** with low level WC, wash hand basin, soap dispenser, paper towel dispenser. **OUTSIDE** To the rear of the property there is parking for one vehicle. **Lockable Walk in Store Room** with shelving and chest freezer.

Trading & Business

The owner informs us that he is currently operating the business with 2 part time members of staff and trades Tuesday to Sunday, 5pm until 10pm and is closed on Monday's. The business provides Chinese takeaway food and we are told that the turnover is approximately £2,500-£3,000 per week. We have not had sight of the accounting information for this business.

Rateable Value

£10,000 at the Uniform Business Rate of 38.2p in the £ for 2026/27. For the year 2026/27 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 2025 which expires 13th May 2035, at a current rent of £15,000 per annum. The lease can be provided to interested purchasers.

Price

£45,000 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 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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