

**BUSINESS FOR SALE**  
**SANDWICH BAR**

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

# APPETITES



BUSINESS TRANSFER



**APPETITES SANDWICH BAR**  
7 YELVERTON ROAD, BOURNEMOUTH, DORSET BH1 1DA

## SUMMARY >

- LONG ESTABLISHED TOWN CENTRE SANDWICH BAR WITH REGULAR CLIENTELE
- WOULD SUIT OWNER OPERATOR/PARTNERSHIP
- COMPREHENSIVELY FITTED WITH ALL EQUIPMENT OWNED
- NOW UTILISING DELIVERY PORTALS INCLUDING JUST EAT/UBER & DELIVEROO
- IN CURRENT OWNERSHIP FOR 17 YEARS



## Location

Town Centre location. Old Christchurch Road main shopping street approx. 70 yards. Poole approx. 5½ miles. Christchurch approx. 6½ miles.

## Accommodation

Sandwich Bar. Kitchen. Cloakroom.

## Description

Two steps up into **Porch**. Through door into **Sandwich Bar** with wooden laminated floor, 2 breakfast bars, 4 high stools, price menu display boards, concealed ceiling lighting, air conditioning unit, large glass fronted chiller display, chilled salad bar display unit, open drinks chiller cabinet, hot cupboard, servery area, laminated work top surface, paper towel dispenser, stainless steel wash up, coffee machine, coffee grinder, Epos till, double panini maker, extraction, paper towel dispenser, storage cupboards, toaster, bin. Through into **Kitchen** with non slip floor, 2 upright freezers, 2 upright fridges, Falcon oven, electric oven, assorted stainless steel tables, storage cabinet, stainless steel shelving, microwave, insectocutor, deep fat fryer, 6 burner electric range, double oven under, extraction system above, part tiled, shelving, double deep bowl double drainer stainless steel sink unit, paper towel dispenser, terminals for Just Eat, Uber and Deliveroo. Through door into **Lobby** with upright fridge. Door into **Cloakroom** with low level WC, wash hand basin, hot water tank.

## Trading & Business

The owners inform us that they currently trade Monday to Friday from 9am until 3pm. The sandwich bar business is operated by the 2 full time owners. The unit benefits from low overheads and its central position amidst offices and shoppers in the town centre. We are currently awaiting accounting information for this business, however at the time of writing, the takings we are told are averaging £1,500 per week.

## 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 owners inform us that the premises are held under a 6 year lease from 7<sup>th</sup> December 2021. We understand that the rent is £11,500 per annum. We have not had sight of this lease documentation.

## Price

£15,000 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.

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