

BUSINESS FOR SALE

RESTAURANT



BUSINESS TRANSFER

goadsby

PINOCCHIO RESTAURANT

18 POOLE HILL, BOURNEMOUTH, DORSET BH2 5PS

SUMMARY >

- LONG ESTABLISHED 75+ COVER ITALIAN RESTAURANT
- HUGE GOODWILL ATTACHED TO THIS RESTAURANT - ESTABLISHED 1978
- EXTENSIVELY IMPROVED AND RE-EQUIPPED IN PRESENT OWNERSHIP
- AL-FRESCO PATIO DINING FOR 20+ COVERS AND 5 CAR PARKING SPACES



5 Allocated
Parking Spaces



EPC Rating
B - 39



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Location

Bournemouth Town Centre trading position amidst restaurants, pubs and bars. Easy access to the A35 Wessex Way and municipal car park. Bournemouth pedestrianised shopping area approx. 300 yards. West Cliff Promenade and Seafront approx. 600 yards.

Accommodation

Restaurant (50+ covers). Bar Served. Kitchen. Wash Up Room. First Floor Restaurant (24+ covers). Gents Cloakroom. Ladies Cloakroom. Office. Lockable Store Room. Office.

Description

Through front door into **Lobby**. Through into **Restaurant** with laminated tables with metal legs, wooden upholstered chairs for 50 covers, wall mounted speakers, upholstered bench style seating, waiter station, Epos till system, wooden fronted bar with laminated top, triple glass fronted chiller display, wine glass fronted chiller display, 2 tub chairs, non slip floor, coffee machine, coffee grinder, shelving, glass washer, double chiller display, wash hand basin. Through into **Kitchen** with tiled floor, double chiller counter unit, pizza topping dispenser over, microwave, 3 door chiller counter unit, 2 door chiller counter unit with pizza topping dispenser over, microwave, upright fridge, upright freezer, wash hand basin, double deep fat fryer, 2 x 6 burner gas range with ovens under, stainless steel table, pasta boiler, extensive extraction system above, double pizza oven, small stainless steel table, 3 stainless steel tables, plastic wall coverings, commercial mixer. **Wash Up Room** with 2 deep bowl sink units, commercial dishwasher, stainless steel table, glass freezer, upright fridge, stainless steel splashbacks. Stairs from Restaurant to **FIRST FLOOR Restaurant 2** laid for 24 covers, servery counter, double chiller display, Epos till system. Steps down into **Lobby** with door into **Ladies Cloakroom** with 2 cubicles, low level WCs, wash hand basin, electric hand dryer, soap dispenser, extractor fan. **Gents Cloakroom** with wash hand basin, urinal, cubicle with low level WC, extractor fan. Door to rear **OUTSIDE** with door into **Office**. Door into **Lockable Store Room**. Parking for 5 vehicles. To the front of the property there is al-fresco dining for 20 covers, laminated wooden, metal and aluminium tables and chairs, retractable canopy, heaters, lighting, speaker system, planters.

Trading & Business

The owners inform us that the busy Italian restaurant currently operates 6 days a week under amangement (closed on Monday's). Accounts can be made available to genuinely interested purchasers.

Rateable Value

£19,250 at the Uniform Business Rate of 49.9p in the £ for 2025/26. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The owners inform us that the premises are held under an original 10 year lease from 2022, at a current rent of £25,000 per annum. 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.



Mark Nurse
Associate Director
mark.nurse@goadsby.com
01202 550176



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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

