

BUSINESS FOR SALE

RESTAURANT



BUSINESS TRANSFER

goadsby

PURO GUSTO

11 GERVIS PLACE, BOURNEMOUTH, DORSET BH1 2AL

SUMMARY >

Location Map

Streetview

- SUPERBLY PRESENTED 42 COVER RESTAURANT
- PREMIUM TOWN CENTRE LOCATION
- WELL EQUIPPED COMMERCIAL KITCHEN
- WOULD SUIT VARIOUS CUISINES/CONCEPTS
- SPACIOUS BASEMENT FOR STORAGE/POTENTIAL OUTSIDE CATERING/INCREASED COVERS



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B - 45
EPC Rating

Location

Premium Bournemouth Town Centre trading position situated amidst multiple retailers. Passing foot and road traffic.

Accommodation

Restaurant (42 covers). Kitchen. Cloakrooms. Office. Storage Area. Large Basement.

Description

Covered **Porch** with door into **Restaurant** with porcelain ceramic tiled floor, laminated tables and suede chairs for 42 covers, feature ceiling lights, wall mounted electric heaters, CCTV cameras, wall mounted speakers, wooden bar servery, 2 double chiller display units, coffee machine, coffee grinder, single drainer single bowl stainless steel sink unit, shelving, waiter station. Through double swing doors into **Kitchen** with commercial non slip floor, upright double chiller fridge, upright double chiller freezer, insectocutor, upright fridge, assorted stainless steel tables, commercial dishwasher, turbo fan oven, Blueseal proofer, extensive commercial extraction system, 3 cupboard fridge, commercial griddle, counter fridge, meat slicer, Buffalo pasta cooker, table top fat fryer, 2 Induction cookers, deep bowl double sink unit, stainless steel wash up, soap dispenser, towel dispenser, plastic coated walls, concealed ceiling lighting, microwave. **Lobby** with wash hand basin, cubicle. **Ladies Cloakroom** with low level WC, extractor fan. **Gents Cloakroom** with low level WC, extraction fan. Door into **Office**. Door into **Storage Room** with wine fridge. Stairs down to BASEMENT with large basement suitable for storage/outside catering etc.

Trading & Business

The owners inform us that the business is currently operating as a successful authentic Italian restaurant and is trading evenings only, 5 days a week in the winter months and 6 days in the summer. Accounts can be made available to genuinely interested purchasers.

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.

Rateable Value

£27,000 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The owners inform us that the premises are held under an original 4 year lease, at a current rent of £28,800 per annum plus service charge. We have not had sight of this lease documentation.

Price

£50,000 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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