

# BUSINESS FOR SALE

## CAFE BAR



BUSINESS TRANSFER



**CIRQUE CAFE & BAR**

1 CHURCH STREET, CHRISTCHURCH, DORSET BH23 1BW



## SUMMARY >

- RARELY AVAILABLE FREEHOUSE CAFE BAR OPPORTUNITY
- PRIME TOWN CENTRE LOCATION IN DESIRABLE CHRISTCHURCH
- BEAUTIFULLY PRESENTED PREMISES - FULLY FITTED AND EQUIPPED IN 2025
- HUGE POTENTIAL TO DEVELOP THE BUSINESS FURTHER
- GENUINE REASON FOR SALE



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B - 33  
EPC Rating



## Location

Prime Christchurch Town Centre position, fronting mini roundabout. Christchurch Priory within 200 yards. Shopping Centre within 400 yards. Bournemouth Square approx. 5½ miles.

## Accommodation

Cafe Bar (28 covers). Kitchenette. Ladies and Gents Cloakrooms. Store Room.

## Description

**Cafe Bar** with upholstered chairs, marble table tops with metal legs for 28 covers, 2 upholstered sofas, high bar stools, laminated wooden flooring, ceiling fan, CCTV cameras, wall mounted speakers, DJ booth, bar servery, commercial non slip floor, triple glass fronted chiller display cabinet, single glass fronted chiller, glass washer, blender, stainless steel wash up, beer dumps, coffee machine, coffee grinder, ice machine. **Kitchenette** with chiller counter unit, double panini maker, Ninja air fryer, shelving, music system, stainless steel wash up, wall mounted insectocutor. Door from Cafe/Bar into **Lobby** with **Gents Cloakroom** with low level WC, wash hand basin, electric hand dryer. **Ladies Cloakroom** with low level WC, wash hand basin, electric hand dryer. **Store Room** with shelving, fridge freezer, beer tap cellar system serving three different function lines of popular beer and cider brands.

## Trading & Business

The owners inform us that the business is operated under management and trades 7 days a week and 2 evenings. Daytime is based around brunch, light bites and small plates, with evening trade transforming the venue into a cocktail bar with live singers every evening. We are informed that takings averaging £6,000-£8,000 per week at the time of writing. Further 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 (Christchurch). 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.

## Rateable Value

£20,500 at the Uniform Business Rate of 49.9p in the £ for 2025/26. Information taken from the Valuation Office Agency website.

## Tenure

LEASEHOLD. The premises are held under an original 9 year lease, at a rent of £27,000 per annum. The lease can be made available to genuinely interested parties.

## Price

£74,950 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 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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