

BUSINESS FOR SALE

WINE BAR



BUSINESS TRANSFER

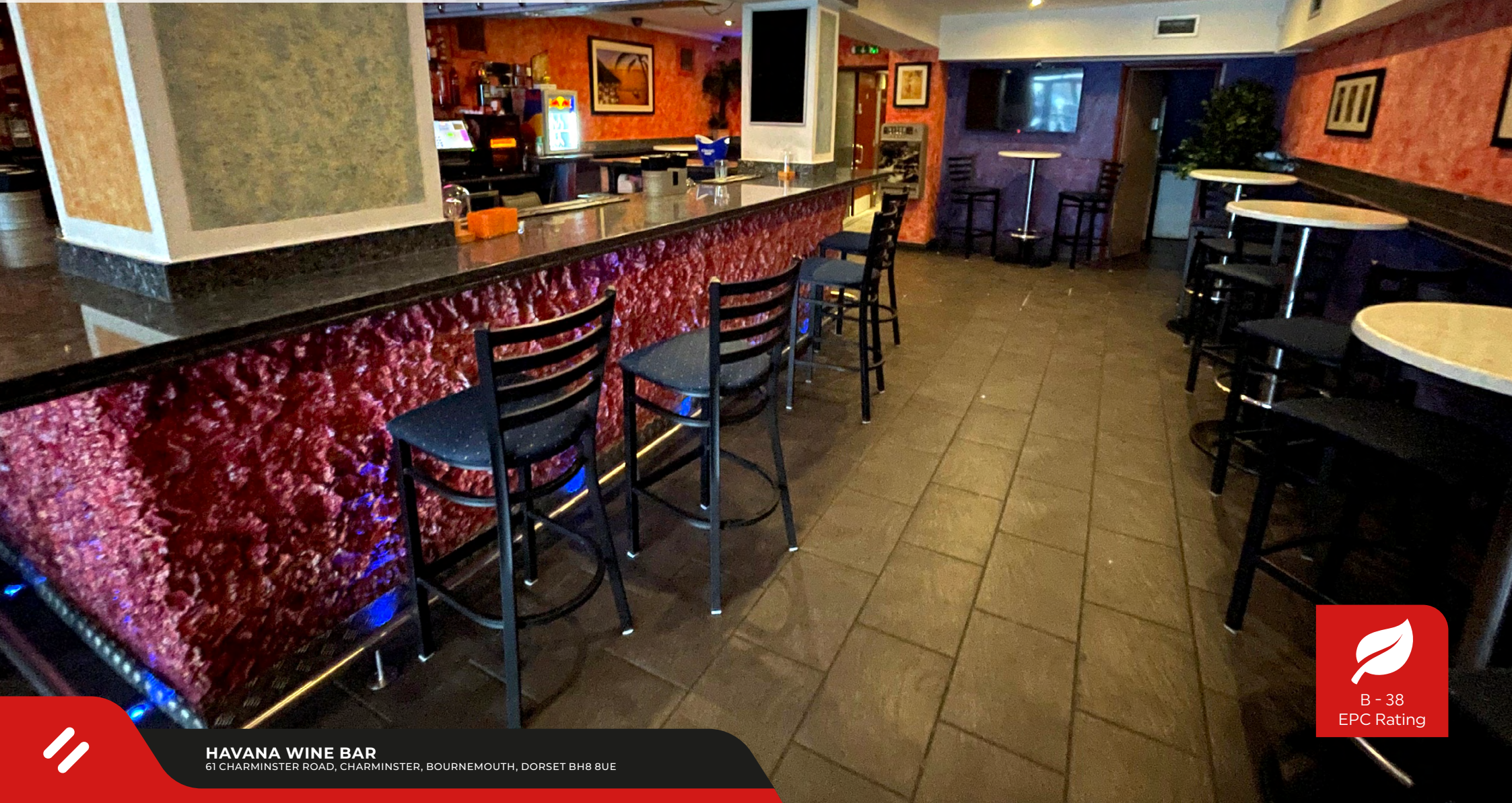
goadsby

HAVANA WINE BAR

61 CHARMINSTER ROAD, CHARMINSTER, BOURNEMOUTH, DORSET BH8 8UE

SUMMARY >

- LONG ESTABLISHED POPULAR WINE BAR (VALUABLE 3AM FRIDAY & SATURDAY LICENCE)
- HUGE POTENTIAL TO GROW AND DEVELOP THE BUSINESS
- SELF-CONTAINED STORE ROOMS/OFFICE (FORMER FLAT)
- FULLY FITTED AND EQUIPPED PREMISES
- IN CURRENT OWNERSHIP FOR 20 YEARS



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B - 38
EPC Rating

Location

Central Charminster location with passing foot and road traffic. Winton just over 1 mile. Castlepoint Shopping Centre approx. 2 miles. Bournemouth Square approx. 2 miles.

Accommodation

Wine Bar. Cloakrooms. Basement Bar. First Floor Office/Store Room/Kitchenette.

Description

Through front door into **Wine Bar** with high tables and chairs for 30, CCTV cameras, built in speakers, ceiling lighting, air conditioning unit, speakers, DJ booth, flat screen television, granite bar servery with stainless steel wash up, 2 chiller beer dumps, fridge, 2 double glass fronted chiller displays, Epos till system, shelving, 2 chiller drink units, flat screen wall mounted television. Door into **Security Room/Store** with wash hand basin, fridge, tiled floor, part tiled walls, light control panels. Through swing door into **Lobby** with fire door to rear. Door into **Disabled Cloakroom** with low level WC, wash hand basin, disabled grab rails. Door into **Gents Cloakroom** with 3 cubicles each with low level WCs, 3 wash hand basins, 2 soap dispensers, electric hand dryer, urinal trough. **3 Ladies Cloakrooms** with low level WCs, wash hand basins, electric hand dryers, soap dispenser. Door into **Utility Room** with wall mounted gas boiler, glass washer, ice machine. Through door into **Lobby** with door to rear outside. Stairs from ground floor down into **BASEMENT** with tiled floor, dance floor, ceiling mounted lighting system, music speakers, DJ booth, air conditioning unit, fire exit door, bar servery with black granite, banquette seating, tables, beer pump (on free loan), double chiller display, double chiller display, Epos till, black granite work top surface, Redbull fridge, stainless steel wash up, shelving, CCTV cameras. Stairs up to **FIRST FLOOR** (Formerly a Self-Contained Flat) Into **Store Room** with 2 walk in storage cupboards with shelving, chest freezer. **Lobby** with cupboard with shelving. Door into **Cloakroom** with low level WC, wash hand basin. Door into **Store Room** with shelving. Door into **Office** with CCTV monitoring equipment. Door into **Kitchenette** with single drainer single bowl sink unit, wall and base units. Through door into **Office**.

Trading & Business

The owners inform us that they currently operate 3 evenings a week as a bar/nightclub, Thursday, Friday and Saturday's and 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

£30,000 at the Uniform Business Rate of 49.9p in the £ for 2024/25. Information taken from the Valuation Office Agency website.

Tenure

FREEHOLD.

Price

£499,950 Freehold 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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