

BUSINESS FOR SALE

COFFEE SHOP



BUSINESS TRANSFER

goadsby

DP'S

UNIT 14A SOVEREIGN CENTRE, 600 CHRISTCHURCH ROAD, BOSCOMBE, BOURNEMOUTH, BH1 4SX

SUMMARY >

- SUPERB LOCATION IN SOVEREIGN SHOPPING CENTRE
- FULLY FITTED AND EQUIPPED PREMISES
- DAYTIME TRADING HOURS MONDAY - SUNDAY 9AM - 5PM
- EASY TO PREPARE MENU
- SEPARATE STORAGE ROOM



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Location

Situated in the **Sovereign Shopping Centre** amidst retail businesses including Boots, EE, F.Hinds and Holland & Barrett.

Accommodation

Coffee Shop located in the centre of Sovereign Shopping Centre (100 covers).

Description

Through gate into **Coffee Shop** with a mix of upholstered bench style seating, sofas, upholstered chairs and laminated tables with metal legs for 100 covers, 4 children's high chairs, children's plastic table and 4 stools, assorted potted plants, waiter station, storage, bin. Through into **Kitchen** with non slip floor, microwave, 4 slice toaster, storage cupboards, 2 counter fridges, work top surfaces, 2 Cibo electric turbo fan ovens, stainless steel sink unit, counter fridge, 2 blenders, milkshake maker, counter freezer, coffee machine, coffee grinder, hot water urn, Epos till system, 4 umbrellas, 3 chiller counter units, ice cream freezer, stainless steel wash up, paper towel dispenser. **Wash Up Area** with deep bowl sink unit, dishwasher, insectocutor. **Separate Storage Room**.

Trading & Business

The business is operated by the owner and 2 members of staff (usually run by 3 members of staff at anytime) and operates 9am - 5pm, Monday to Sunday. Accounts can be made available to genuinely interested purchasers.

Rateable Value

£29,250 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 a 5 year lease which commenced 2021. We are informed that the Centre owners will make a new lease available (subject to approval of tenant) and this will need to be negotiated with the landlord. We have not had sight of the current lease documentation.

Price

£45,000 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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