

BUSINESS FOR SALE

WINE BAR/BISTRO



BUSINESS TRANSFER

goadsby

STABLES WINE BAR

PAGES YARD, PETERSFIELD, HAMPSHIRE GU32 3HX

SUMMARY >

- REPUTABLE BUSINESS IN THE LOCAL AREA
- STRONG EXISTING CUSTOMER BASE
- REAR GARDEN AND COURTYARD AREA
- COMMERCIAL EQUIPMENT INCLUDED IN THE SALE



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D - 83
EPC Rating

Location

Petersfield is an affluent market town situated on the A3 Portsmouth to London Road. The town is arranged around The Square and modern Rams Walk Shopping Centre offering a varied shopping experience. The property occupies a central pitch in Petersfield and in the immediate vicinity are high profile occupiers including Caff  Nero, Fat Face, Mountain Warehouse and Edinburgh Wool Mill.

Accommodation

The property comprises seating accommodation over ground and first floors with a kitchen and bar area located on the ground floor. The property benefits from a courtyard area as well as a rear garden with additional seating. There are also WC facilities on the first floor.

Description

The subject business is a family run traditional bistro in the heart of Petersfield that offers a breakfast, lunch and dinner menu. This business is suitable for those desiring to uphold a business with steady customer traffic while maintaining a balance of work and rest. This opportunity is being marketed due to retirement.

Trading & Business

The bistro operates five days a week, with business hours from 10am to 2:30pm and 6pm to 10pm. Suitable for those desiring to uphold a business with steady customer traffic while maintaining a balance of work and rest.

Rateable Value

 8,100 at the Uniform Business Rate of 49.9p in the   for 2024/25. For the year 2024/25 small businesses with a rateable value up to  12,000 will receive 100% rates relief. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. Further lease details available upon request.

Price

 55,000 excluding VAT 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.

The owners have requested that no direct approach should be made to themselves or the staff of this business for reasons of confidentiality and all requests for information MUST be made via Goadsby.



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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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