

BUSINESS FOR SALE
RETAIL SHOP



BUSINESS TRANSFER

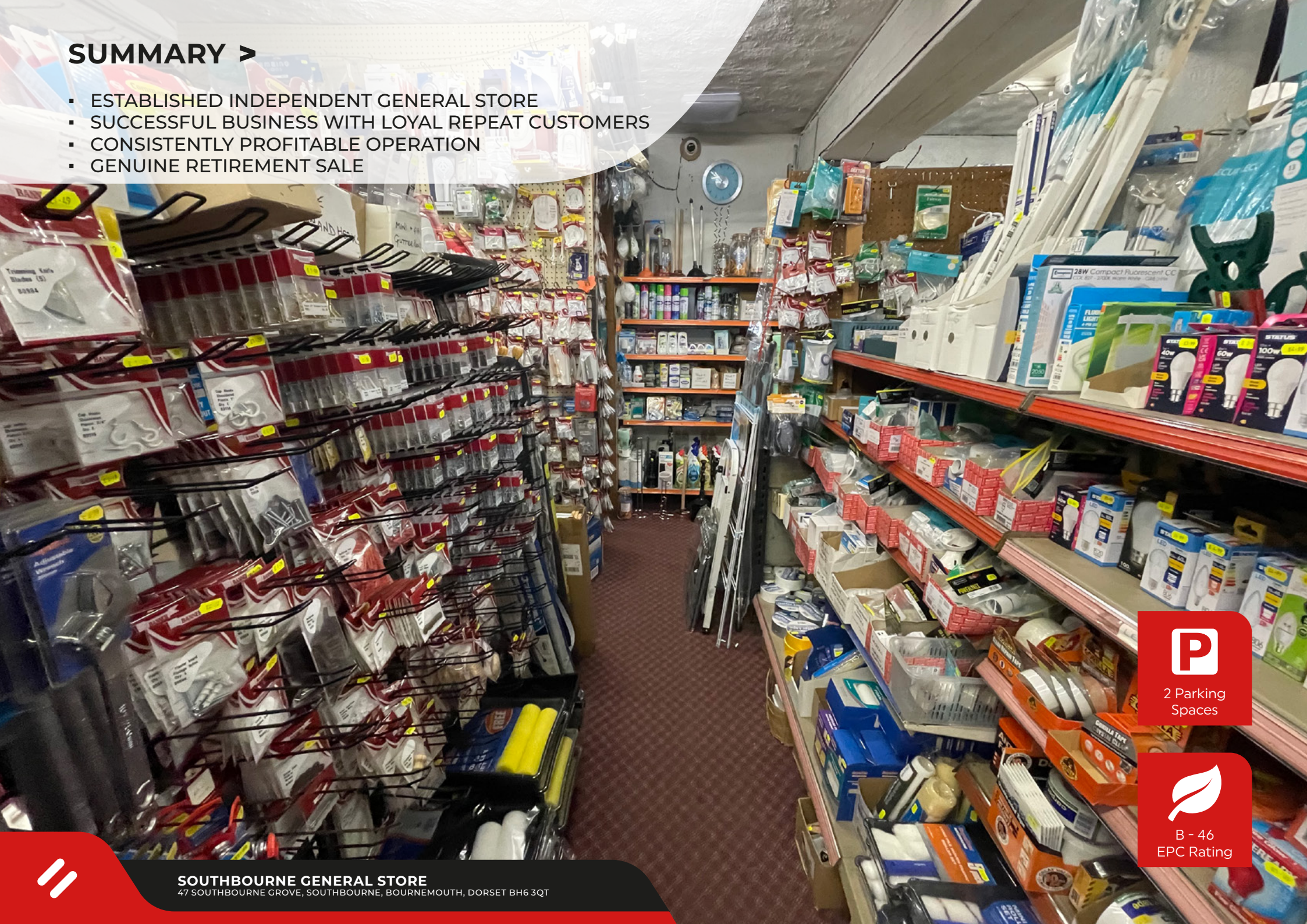


SOUTHBOURNE GENERAL STORE

47 SOUTHBOURNE GROVE, SOUTHBOURNE, BOURNEMOUTH, DORSET BH6 3QT

SUMMARY >

- ESTABLISHED INDEPENDENT GENERAL STORE
- SUCCESSFUL BUSINESS WITH LOYAL REPEAT CUSTOMERS
- CONSISTENTLY PROFITABLE OPERATION
- GENUINE RETIREMENT SALE



2 Parking Spaces



B - 46
EPC Rating



SOUTHBOURNE GENERAL STORE

47 SOUTHBOURNE GROVE, SOUTHBOURNE, BOURNEMOUTH, DORSET BH6 3QT

Location

Prominent Central Southbourne High Street position. Passing foot and road traffic. Pokesdown Station approx. ½ mile. Southbourne Beach Cliff just over ½ mile.

Accommodation

Retail Store. Office Area. Kitchen. Staff Cloakroom.

Description

Through front door into **Shop** with carpet, extensive fixed and free-standing display shelving, laminated topped and laminated front counter servery, under counter shelving, electronic cash register, 4 wall mounted CCTV cameras. Through into **Office Area** with extensive shelving. Through into **Kitchen** with single drainer single bowl sink unit, work top surface, wall and base units. Door into **Staff Cloakroom** with low level WC, wash hand basin. Door to outside rear. OUTSIDE To the rear of the property there is a lockable security metal gate to parking area for 2 vehicles, bin store area, security area. **Lockable garage**. Storage with shelving.

Trading & Business

The owners inform us that the business currently operates from 9.30am until 4.30pm Monday to Saturday inclusive. The successful business operates as a general store and is run by a husband and wife team. It sells a wide range of products for the home, garden, diy, children etc. We have been informed that the turnover in the last trading year was approximately £250,000 with a Net profit of approximately £50,000. Accounts can be made available to genuinely interested purchasers.

Rateable Value

£20,000 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 the premises are held under an original 10 year lease with approximately 8 years remaining, at a current rent of £21,500 per annum. The lease can be made available to genuinely interested purchasers.

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.



Mark Nurse
Associate Director
mark.nurse@goadsby.com
01202 550176







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.

[goadsby.com](https://www.goadsby.com)





Commercial Property. Expertly Delivered.

- Building Consultancy
- Property Management
- Business Space
- Hotels & Leisure
- Business Transfer
- Retail
- Investments
- Planning
- Land/Development
- Survey & Valuation

BUSINESS SPACE
tel. 01202 550055

RETAIL
tel. 01202 550066

PROPERTY MANAGEMENT
tel. 01202 550011

HOTELS & LEISURE
tel. 01202 550077

SURVEY & VALUATION
tel. 01202 550088

BUILDING CONSULTANCY
tel. 01202 550011

PLANNING
tel. 01202 550033

BUSINESS TRANSFER
tel. 01202 550099

HAMPSHIRE
tel. 01962 869667

Offices in Dorset and Hampshire.

goadsby.com