

BUSINESS FOR SALE

RESTAURANT/CAFE

BUSINESS TRANSFER

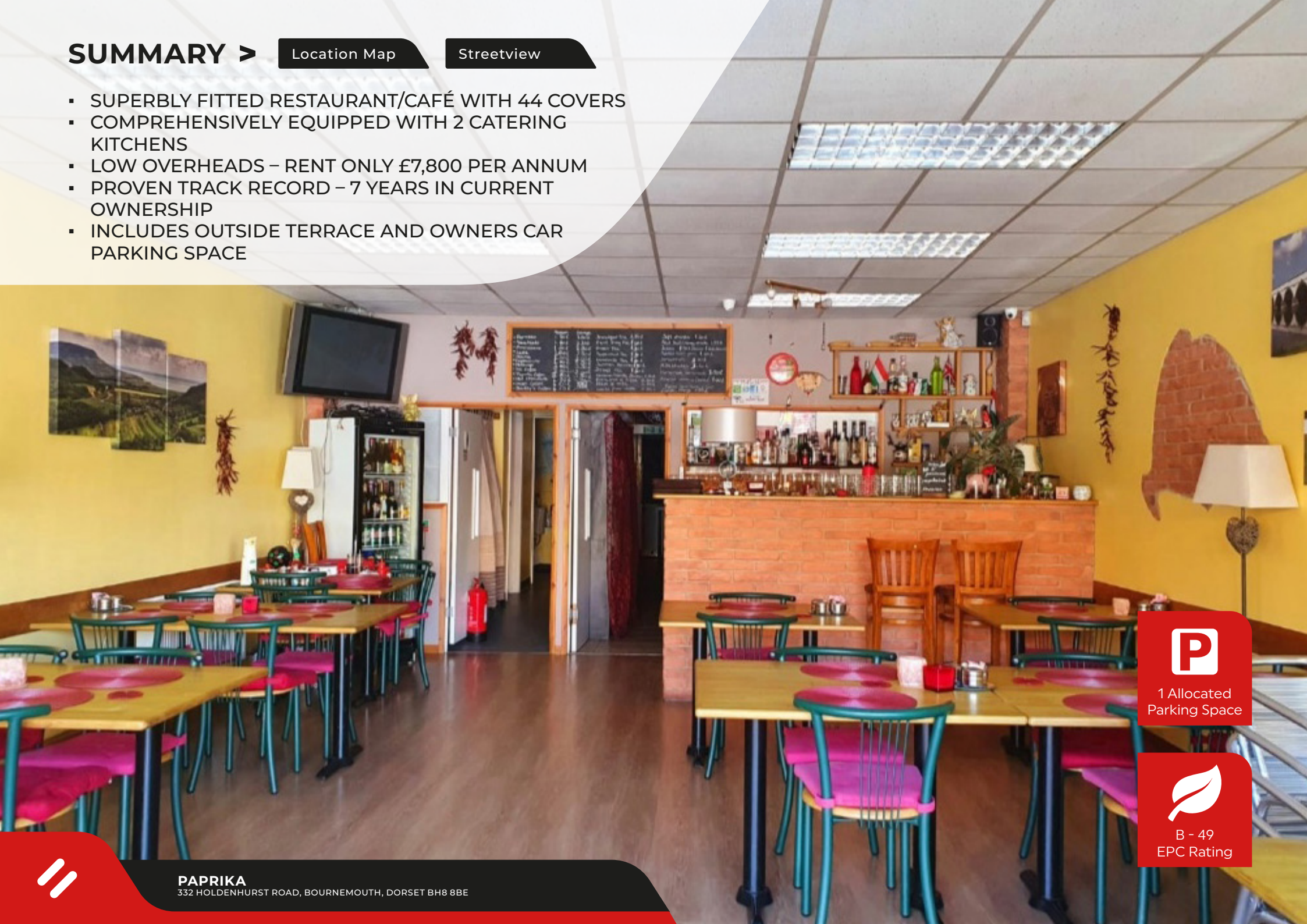
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PAPRIKA
332 HOLDENHURST ROAD, BOURNEMOUTH, DORSET BH8 8BE

SUMMARY >

Location Map | Streetview

- SUPERBLY FITTED RESTAURANT/CAFÉ WITH 44 COVERS
- COMPREHENSIVELY EQUIPPED WITH 2 CATERING KITCHENS
- LOW OVERHEADS – RENT ONLY £7,800 PER ANNUM
- PROVEN TRACK RECORD – 7 YEARS IN CURRENT OWNERSHIP
- INCLUDES OUTSIDE TERRACE AND OWNERS CAR PARKING SPACE



1 Allocated Parking Space

B - 49 EPC Rating

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Location

Prominent main road location. Bournemouth Town Centre approx. 1¾ miles. Christchurch approx. 5 miles.

Accommodation

Restaurant/Café (44 covers). Kitchen 2. Dry Store. Main Kitchen. Cloakrooms.

Description

Through double doors into **Restaurant** with inset floor mat, laminated wooden floors, 44 covers, laminated wooden topped tables with metal legs, dado rail, concealed ceiling lighting, shelving, 2 breakfast bars with 2 high stools, upright glass fronted chiller display cabinet, flat screen television, CCTV cameras, price menu display board, brick bar servery, 3 high stools, shelving, storage cabinets, stereo, coffee machine, double bowl single drainer stainless steel sink unit, coffee grinder, glass washer, cash register, counter fridge. Through swing door into **Kitchen** 2 with upright glass fronted chiller, tiled floor, tiled walls, laminated worktop surface, base units, extraction system, chest freezer, upright glass fronted chiller fridge, dishwasher, shelving. Through into **Dry Store** with chest freezer, shelving, non slip floor. Through into **Main Kitchen** with commercial non slip floor, commercial dishwasher, deep bowl stainless steel sink unit, wall mounted gas boiler, 2 double commercial fridges, commercial hot cupboard, double commercial chiller unit with inset salad dispenser, assorted stainless steel tables, commercial microwave, fridge, 6 burner gas range, double oven under, extensive extraction system above, commercial deep fat fryer, commercial electric convection oven, fridge, microwave, electric grill, double deep fat fryer, paper towel dispenser, insectocutor, commercial mixer, part stainless steel splashbacks. Door into clean cupboard with storage cupboards and wash hand basin, soap dispenser. Door from Main Kitchen to security shutter to rear. Through swing door into **Lobby** with commercial non slip floor, burglar alarm control panel. **Gents Cloakroom** with low level WC, wash hand basin, paper towel dispenser, soap dispenser, extraction fan. **Ladies/Disabled Cloakroom** with low level WC, disabled grab rail, wash hand basin, paper towel dispenser, soap dispenser, extractor fan. OUTSIDE Terrace raised decking for 11 covers. Car parking for 1 car.

Trading & Business

The owners inform us that they were previously trading Tuesday to Saturday inclusive and closed Sunday's and Monday's. The business was operated by the 2 owners with the assistance of a full time chef. The owners inform us that the turnover was just under the VAT threshold. We have not had sight of this accounting information.

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

£12,500 at the Uniform Business Rate of 49.9p in the £ for 2024/25. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The owners inform us that the premises are held under an original 10 year lease at a rent of £10,800 per annum from April 2025. We have not had sight of this lease documentation.

Price

£44,000 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 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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