

BUSINESS FOR SALE

CAFE & BAR



BUSINESS TRANSFER

goadsby

FLIRT CAFE & BAR

21 THE TRIANGLE, BOURNEMOUTH, DORSET BH2 5RG

SUMMARY >

- BUSY, LONG ESTABLISHED INDEPENDENT CAFE AND BAR
- SPACIOUS, BEAUTIFULLY PRESENTED TOWN CENTRE BUSINESS
- ESTABLISHED LOYAL CLIENTELE
- ACHIEVING A SUBSTANTIAL TURNOVER - HUGE SCOPE TO DEVELOP FURTHER
- AL-FRESCO DINING (38+ COVERS)



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C-71
EPC Rating

Location

Prime town centre Bournemouth Triangle location. Situated adjacent to Tesco and Bournemouth Library.

Accommodation

Cafe (70+ covers). Wash Up Room. Store Room. Cloakrooms.

Description

Through double doors into **Café** with mix of tables and upholstered chairs for 70+ covers, 4 x 2 person sofas, wooden dresser with storage cupboards, storage chest, piano, 2 wall mounted flat screen televisions, air conditioning, bookcases, bureau, 2 high bench upholstered seats, assorted plants, wall mounted speakers and music system, fire exit door, storage unit, 3 coffee tables, laminated server counter, fridge, part stainless steel counter, storage cupboards, non slip floor, wash hand basin, paper towel dispenser, soap dispenser, 2 counter freezers, 2 blenders, 2 double chiller display cabinets, shelving, single drainer double bowl stainless steel sink unit, storage cupboard, extensive extraction system above, griddle, deep fat fryer, Bain Marie, 2 range electric hob, 4 counter fridges, chilled food dispenser, Buffalo toaster, beer pump (on free loan), coffee machine, coffee grinder, hot water boiler. Through into **Wash Up Room** with dishwasher, deep bowl stainless steel sink unit. Through into **Store Room** with double upright wine cooler, extensive shelving, upright fridge, large upright fridge, 2 large upright freezers, stainless steel table. From Café with door into **Disabled Cloakroom** with storage cupboards, sink, low level WC, disabled grab rails. Through door into **Lobby** with storage cupboard. Door into **Cloakroom** with low level WC, wash hand basin. OUTSIDE To the front of the property there is al-fresco dining with tables and chairs for 38 covers, jumbrella and planters.

Trading & Business

The business currently operates 9.00am until 6.00pm from Sunday to Tuesday and 9.00am until 10.00pm Wednesday to Saturday. The business achieved a turnover of £612,518 excluding VAT in the year ending 31st March 2026 and a substantial net profit. Accounts can be made available to genuinely interested purchasers.

Rateable Value

£28,750 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Information taken from the Valuation Office Agency website.

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.

Tenure

LEASEHOLD. The premises are held under an original 10 year lease from 5th November 2019, with 5 year rent reviews at a current rent of £33,500 per annum. The lease can be made available to genuinely interested purchasers.

Price

£119,950 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



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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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