

BUSINESS FOR SALE

RESTAURANT



BUSINESS TRANSFER

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GURKHA ASIAN FUSION

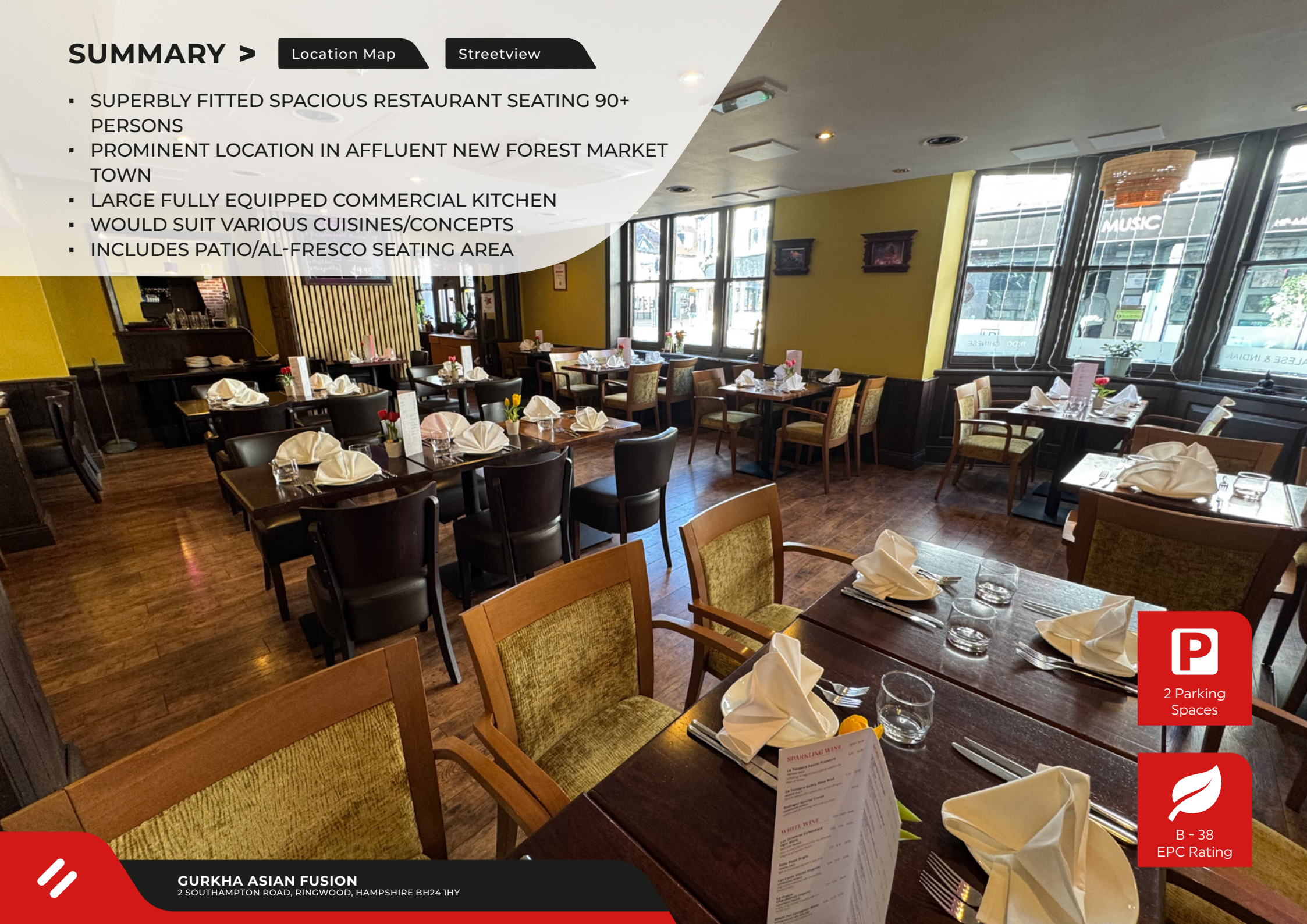
2 SOUTHAMPTON ROAD, RINGWOOD, HAMPSHIRE BH24 1HY

SUMMARY >

Location Map

Streetview

- SUPERBLY FITTED SPACIOUS RESTAURANT SEATING 90+ PERSONS
- PROMINENT LOCATION IN AFFLUENT NEW FOREST MARKET TOWN
- LARGE FULLY EQUIPPED COMMERCIAL KITCHEN
- WOULD SUIT VARIOUS CUISINES/CONCEPTS
- INCLUDES PATIO/AL-FRESCO SEATING AREA



2 Parking Spaces



B - 38
EPC Rating



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Location

Prime Town Centre position in affluent New Forest Market Town. Bournemouth Town Centre approx. 12 miles. Southampton approx. 22 miles.

Accommodation

Main Restaurant (80-90 covers). Waiting Area/Bar. Store/Office. Private Dining Area. Restaurant 2 (16 covers). Ladies & Gents Cloakroom. Kitchen. Store Room. Staff Cloakroom. Walk in Store. Main Kitchen.

Description

Into **Waiting Area/Bar** with wooden laminated floor, high bar stools, high tables, wooden bar servery, ceiling mounted air conditioning unit, non slip floor, beer pumps (on free loan). Epos till system, glass washer, single drainer single bowl sink unit, 3 double chiller display cabinets, coffee machine, coffee grinder, wall mounted speakers. Through into **Main Restaurant** (80-90 covers) with laminated flooring, wooden tables and chairs, ceiling mounted air conditioning unit, raised seating area, upholstered bench style seating. Doors to rear outside. Through to **Waiter Station** with Epos till, chiller cabinet, ice cream freezer. Through into **Store/Office. Private Dining Restaurant** for 6 covers. Into **Restaurant 2** (16 covers) with tables and chairs and one armchair. Through door into **Lobby** with **Disabled Cloakroom** with low level WC, wash hand basin, baby changing area, electric hand dryer. **Gents Cloakroom** with 2 urinals, 2 wash hand basins, cubicle with low level WC, electric hand dryer. **Ladies Cloakroom** with 2 wash hand basins, 3 cubicles with low level WCs, electric hand dryer. Swing door into **Kitchen** with storage area, walk in chiller room. Door into **Store Room**. Door into **Staff Cloakroom** with low level WC, wash hand basin, lockable store cupboard. Door into **Walk in Store** with safe, ice machine, hot water cylinder. Into **Main Kitchen** with tiled floor, tiled walls, 2 chest freezers, dishwasher, double deep bowl single drainer sink unit, wash hand basin, deep bowl sink unit, upright freezer, Tandoori oven, 5 burner gas range, 2 deep fat fryers, Chinese wok range, extensive extraction system above, 2 chiller counter units, assorted fridges and freezers, microwave, assorted stainless steel table. OUTSIDE 2 car parking spaces or al-fresco patio seating, **Bin Store Area**.

Trading & Business

The premises currently trade as an evening Asian fusion restaurant, and offers a unique blend of flavours from Nepalese Indian, Thai and Indo-Chinese cuisines, however the premises would suit various cuisines/concepts. Further information can be made available to genuinely interested purchasers.

Licences/Permissions

We are informed that the property holds a Premises Licence granted by New Forest District Council. 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

£40,750 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. We are currently awaiting a copy of the lease for these premises but the owner informs us that the current rent is £52,000 per annum, with rent reviews every 5 years. Further lease documentation can be made available to genuinely interested purchasers.

Price

£99,950 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.



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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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