



BUSINESS FOR SALE

RESTAURANT

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



BUSINESS TRANSFER



NIPPON INN

124 CHARMINSTER ROAD, CHARMINSTER, BOURNEMOUTH, DORSET BH8 8UT

SUMMARY >

- LONG ESTABLISHED JAPANESE RESTAURANT BUSINESS IN THE POPULAR CHARMINSTER AREA OF BOURNEMOUTH
- PROMINENT TRADING POSITION IN A BUSY AND VIBRANT DINING LOCATION WITH STRONG FOOTFALL
- ATTRACTIVE PREMISES WITH A FULLY EQUIPPED COMMERCIAL KITCHEN
- EXCELLENT OPPORTUNITY FOR AN EXPERIENCED OPERATOR OR FIRST TIME BUYER TO ACQUIRE AN ESTABLISHED HOSPITALITY BUSINESS
- POTENTIAL TO FURTHER DEVELOP THE BUSINESS THROUGH EXTENDING OPENING HOURS AND INCREASED MARKETING



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B- 39
EPC Rating

Location

Central Charminster location with passing foot & road traffic. Winton just over 1 mile. Castlepoint Shopping Centre approx. 2 miles. Bournemouth Square approx. 2 miles.

Accommodation

Restaurant (34 covers). Kitchen. Wash Up Room. Cloakrooms. Basement.

Description

Double doors to the front into **Restaurant** with tiled floor, wooden tables and chairs for 34 covers, 2 raised areas with tables and matting, wall mounted speakers, 3 wooden high bar stools, wooden bar servery, tiled floor, double chiller display cabinet, triple glass fronted chiller display, ice machine, small chiller, beer pumps (on free loan), Epos till system, PC, till, wine racking, Deliveroo, Just Eat and Uber. Trap door down into **BASEMENT** for storage/beer kegs. Through into **Kitchen** with tiled floor, assorted stainless steel tables, charcoal grill, oven, commercial extraction system above, deep bowl stainless steel sink unit, stainless steel wash up, soap dispenser, insectocutor, upright fridge, small counter top fridge, chest freezer, 2 microwaves, shelving. Through into **Wash Up Room** with commercial dishwasher, double bowl double drainer stainless steel sink unit, tiled floor, upright freezer, counter fridge, rice cooker, shelving. Through into Store with shelving. Door to rear outside. Through door into **Lobby** with 2 Unisex Cloakrooms with low level WC's, wash hand basins. From Restaurant through to **OUTSIDE** with covered walkway. **Lock Up Room** with chest freezer. Garden with wooden decking area, wooden tables and chairs for 8 covers, covered. Through door into **Lobby** with door to Cloakrooms.

Trading & Business

The owners inform us that they have been operating the Japanese restaurant for over 20 years and they currently operate the restaurant Tuesday's to Saturday's, 1pm to 4pm and 6pm to 10.30pm. They are closed Sunday's and Monday's. Further accounts can be made available to genuinely interested purchasers.

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

£10,750 at the Uniform Business Rate of 38.2p in the £ for 2026/27. For the year 2026/27 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. The premises are held under an original 18 year lease from 2016, at a current rent of £11,500 per annum. We have not had sight of this lease documentation.

Price

£58,000 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 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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