

# BUSINESS FOR SALE

## RESTAURANT



BUSINESS TRANSFER

goadsby

**53 BOURNE AVENUE**  
BOURNEMOUTH, DORSET BH2 6DW



## SUMMARY >

- 48 COVER RESTAURANT - PREMIUM BOURNEMOUTH TOWN CENTRE LOCATION
- WOULD SUIT VARIOUS CUISINES/CONCEPTS
- SPACIOUS KITCHEN, WASH UP ROOM AND STORAGE AREA
- ELECTRICITY INCLUDED IN SERVICE CHARGE
- IMPROVED AND UPGRADED IN CURRENT OWNERSHIP



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D - 77  
EPC Rating



## Location

Town Centre Bournemouth location. Situated opposite Central Gardens.

## Accommodation

Restaurant (48 covers). Kitchen. Wash Up Room. 2 Store Rooms.

## Description

Through front door into **Lobby** into **Restaurant** with laminated wooden flooring, laminated wooden topped tables with metal legs and wooden bench style seating for 48 covers, waiter station, CCTV cameras, speakers, breakfast bar, 4 high chairs, tiled fronted wooden topped bar servery, double glass fronted chiller display, shelving, single bowl single drainer stainless steel sink unit, hot water urn, coffee machine, 2 coffee grinders. Through door into **Lobby** with **Cloakroom** with baby changing facility, wash hand basin, low level WC, tiled floor, part tiled walls. **Cloakroom** with door into 2 cubicles, low level WCs, wash hand basin, tiled floor, tiled walls, fire exit door to outside. Through into **Kitchen** with insectocutor, tiled floor, assorted stainless steel tables, 9 burner gas range with oven under, extensive extraction system over, stainless steel splashbacks, commercial griddle, 2 chiller counter fridges, hot cupboard, plate warmer above, dishwasher, stainless steel wash up, upright fridge freezer, convection oven. Through into **Wash Up Area** with double deep bowl single drainer stainless steel sink unit, wash hand basin, paper towel dispenser, soap dispenser, plumbing for washing machine. Through into **Store Room** with extensive storage shelving, fridge freezer, work top surfaces. Door into **Store Room 2** with chest freezer, shelving. Door into **Walk in Chiller** with shelving. Fire exit door to outside. Stairs to FIRST FLOOR **Store Room/Office**.

## Trading & Business

The owners inform us that they wish to dispose of the lease and fixtures and fittings and retain the business name and concept. Please Note Some of the fixtures and fittings are owned by the landlord. This will be discussed at a viewing.

## Rateable Value

£25,000 at the Uniform Business Rate of 49.9p in the £ for 2024/25. 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 restaurant is held under an original lease which commenced April 2021 and expires April 2037, at a current rent of £25,000 per annum. In addition there is a service charge of £1,456.30 per quarter. This covers central heating, hot water, buildings insurance and maintenance. The lease can be made available to genuinely interested purchasers.

## Price

£14,950 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 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.

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



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