

FOR SALE

HOT FOOD TAKEAWAY OPPORTUNITY

362 SQ FT // 33.64 SQ M

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



RETAIL

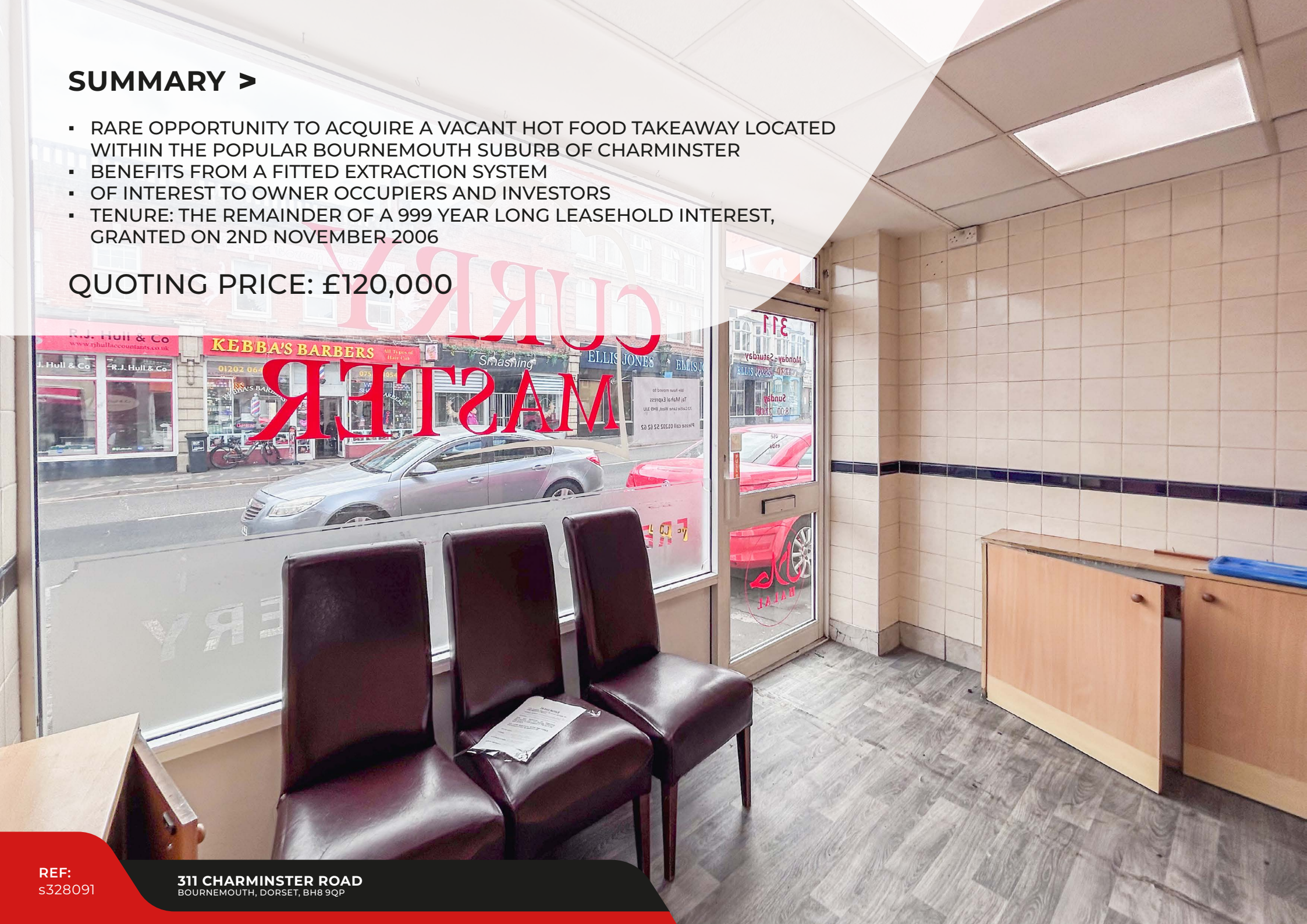
goadsby

311 CHARMINSTER ROAD
BOURNEMOUTH, DORSET, BH8 9QP

SUMMARY >

- RARE OPPORTUNITY TO ACQUIRE A VACANT HOT FOOD TAKEAWAY LOCATED WITHIN THE POPULAR BOURNEMOUTH SUBURB OF CHARMINSTER
- BENEFITS FROM A FITTED EXTRACTION SYSTEM
- OF INTEREST TO OWNER OCCUPIERS AND INVESTORS
- TENURE: THE REMAINDER OF A 999 YEAR LONG LEASEHOLD INTEREST, GRANTED ON 2ND NOVEMBER 2006

QUOTING PRICE: £120,000



Location

- The premises is located centrally within the principal shopping thoroughfare of Bournemouth's suburb of Charminster
- Approximately 3 miles north of Bournemouth town centre
- The area is characterised by its wide variety of principally independent retail outlets together with office type businesses and a cosmopolitan range of restaurants, takeaways and bars
- Limited wait roadside parking throughout Charminster Road

Description

- Front waiting area
- Rear kitchen/store with fitted extraction system
- W/C with wash hand basin located to the rear

Accommodation

The accommodation with approximate areas and dimensions are arranged as follows:

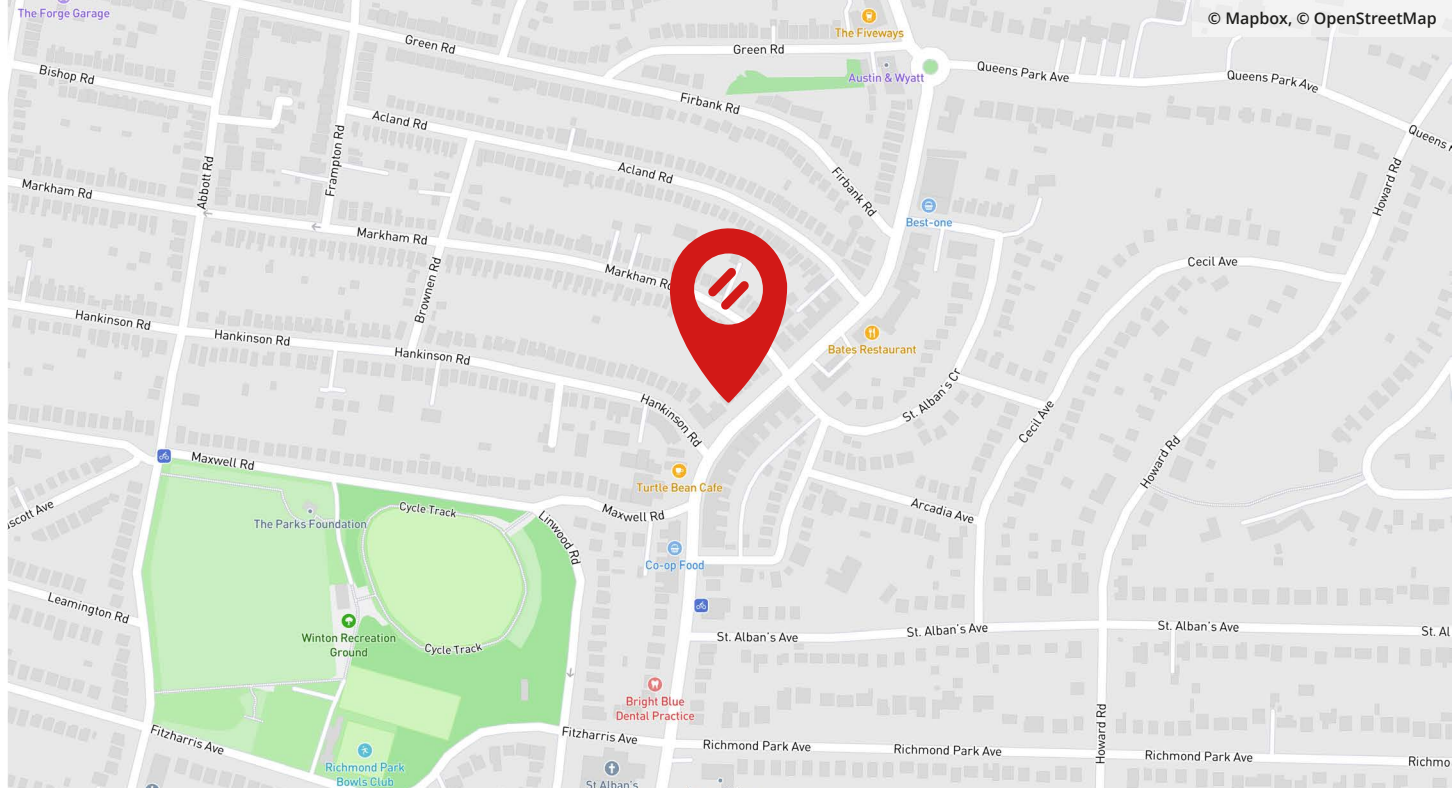
	sq m	sq ft
Net internal area approx.	33.64	365
WC with wash hand basin	-	-
Shop depth	9.52m	31'2"
Shop width	3.59m	11'7"

Tenure

The remainder of a 999 year long leasehold interest, granted on 2nd november 2006

Price

£120,000



Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

EPC Rating

B - 41

Rateable Value

£6,400 (1st April 2023)

100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to terms).

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the agents, Goadsby, through whom all negotiations must be conducted.



Edd Watts
edd.watts@goadsby.com
07968 299408

Jake Walker
jake.walker@goadsby.com
07834 060918

Important

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting 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/tenant once terms have been agreed.

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.

