

BUSINESS FOR SALE

PROMINENT TAKEAWAY



BUSINESS TRANSFER



HELLO INDIA

210 ASHLEY ROAD, PARKSTONE, POOLE, DORSET BH14 9BY

SUMMARY >

- SPACIOUS AUTHENTIC INDIAN TAKEAWAY ON BUSY ROAD
- SITUATED IN AREA OF DENSE RESIDENTIAL HOUSING
- FULLY FITTED AND EQUIPPED PREMISES
- 10 COVERS TO THE FRONT OF THE TAKEAWAY
- PARKING FOR 3 VEHICLES



3 Parking
Spaces



B - 50
EPC Rating



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Location

Main High Street position fronting busy thoroughfare. Situated amidst businesses and dense residential housing. Bournemouth approx. 2 1/4 miles. Poole approx. 3 miles.

Accommodation

Takeaway (includes 10 covers). Kitchen. 2 Store Rooms. Cloakroom.

Description

Through front door into **Waiting/Dining Area** with laminated table tops with metal legs, upholstered metal chairs for 10 covers, LED ceiling lighting, laminated counter server, alarm system, CCTV front and back, wall mounted CCTV screen, Epos till system, upright glass fronted chiller display. Through into **Kitchen** with assorted stainless steel tables, hot cupboard, upright glass fronted chiller display cabinet, 6 burner gas range with oven under, extensive extraction system above, gas fired counter range, gas fired burner, deep bowl sink unit, wash hand basin, soap dispenser, paper towel dispenser, insectocutor, 2 Panasonic microwaves, 2 chest freezers, double fridge. Through door into **Store Room** with shelving. Walk in Store. Door from Kitchen into **Store Room/Wash Up Room** with deep bowl single drainer stainless steel sink unit. **Walk in Store** with shelving. Door into **Lobby** with door into **Cloakroom** with low level WC, wash hand basin, soap dispenser. OUTSIDE To the rear of the property there is car parking for 3 vehicles and bin store area.

Trading & Business

The owners inform us that they operate 5 days a week and trade as an authentic Indian takeaway. The business is operated by the owner who is a chef and his wife. Accounts can be made available to genuinely interested purchasers.

Rateable Value

£7,100 at the Uniform Business Rate of 49.9p in the £ for 2025/26. For the year 2025/26 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 owners inform us that the premises are held under a 2 year lease from February 2025, at a current rent of £14,400 per annum. A copy of the lease can be made available to genuinely interested purchasers.

Price

£35,000 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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