



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## 142 OLD CHRISTCHURCH ROAD BOURNEMOUTH BH1 1NL



### Retail Premises trading as Takeaway FOR SALE

- Takeaway business situated in busy town centre
- Fully fitted out to high standard with operating kitchen

**Business for Sale  
£130,000**

**Rental:  
£34,000 p.a.**

## SITUATION / DESCRIPTION

The property is located within the heart of the town centre on Old Christchurch Road, with its many cafes, restaurants and takeaways.

The property comprises ground floor shop with basement and outside yard area which has been fully fitted out as a takeaway/restaurant. It benefits from two kitchens, one on the ground floor and a second in the basement. The premises also have bi-fold doors to the front of the building.

## ACCOMMODATION

Sales area: 22'9" x 37'10" (6.94m x 11.55m)  
Kitchen: 24'8" x 12'7" (7.53m x 3.58m)  
Basement: 10'6" x 14'5" (3.22m x 4.41m)  
Store: 4'2" x 14.2" (1.29m x 4.31m)  
Outside yard: 13'1" x 14'1" (4.0m x 8.17m)  
WC's

Please see separate page below for full inventory.

## THE BUSINESS

Currently trading as a takeaway/restaurant with opening hours of:

12 noon to 3.30am Weekdays

12 noon to 5am Weekends

The premises has an alcohol license as detailed below.

## PLANNING

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

## TENURE

The premises are held on a 20 year lease dated from 1st March 2010 at a current rental of £34,000 per annum, payable on the usual quarter days.

There are rent reviews every five years.

## PRICE

£130,000

## EPC RATING - B/40

## RATEABLE VALUE

From 1st April 2023: £23,250

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

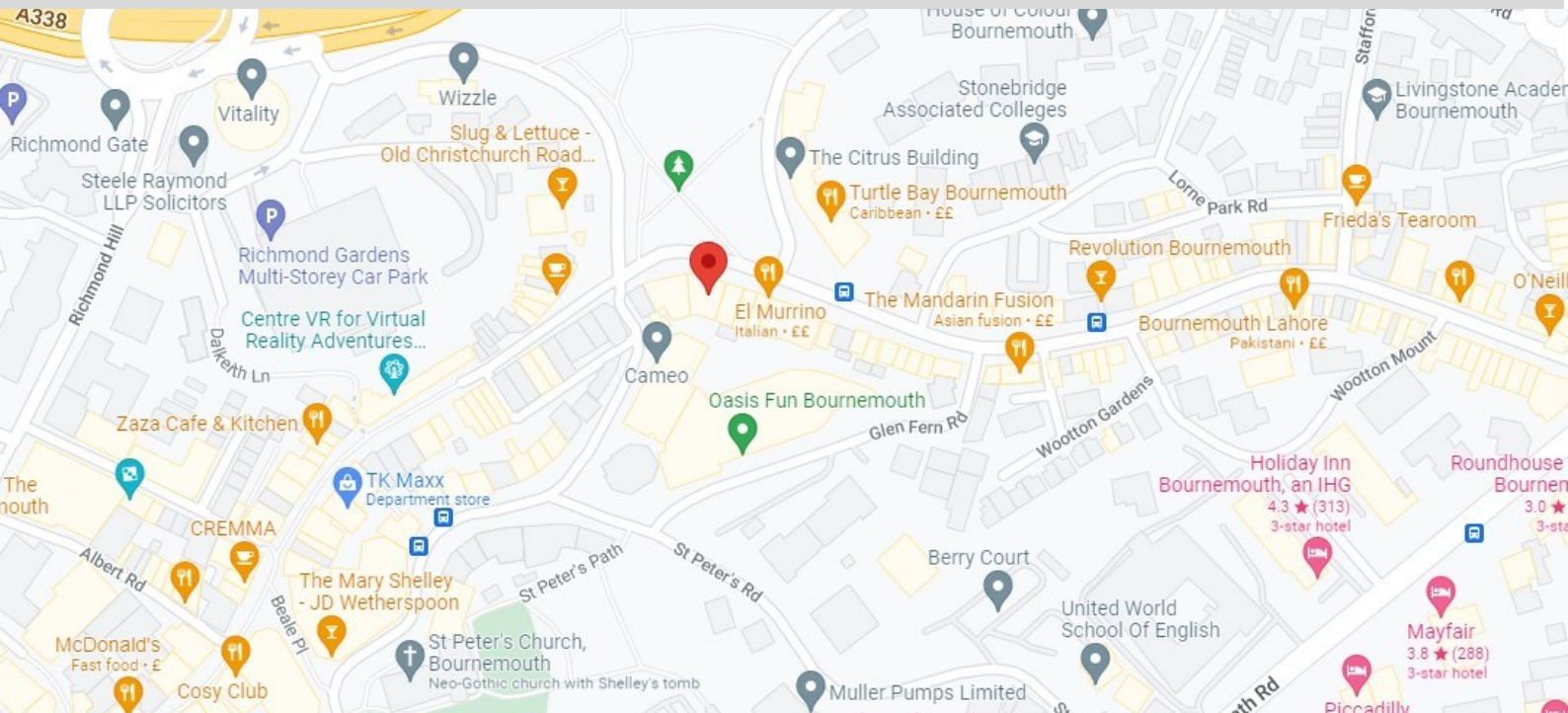
Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance.

## VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**



The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

Ellis and Partners (Bournemouth) Ltd No. 6522485

Registered in England and Wales. Registered Office: 4 Dean Park Crescent, Bournemouth, Dorset BH1 1LY

# INVENTORY

- 1 X Grothon Flat Griddle – 90cm
- 1 x Falcon Gas Burner Grill
- 1 x Fridge (Williams) 2 door worktop
- 1 x Blizzard Pizza
- 1 x Hot food display
- 5 x Chest freezer
- 1 x Electrolux freezer double door – stainless steel
- 1 x Williams freezer (stand alone)
- 1 x Gram fridge – stainless steel
- 1 x Vest frost fridge (white)
- 1 x Foster fridge (stainless Steel)
- 1 x Italiano dough maker
- 1 x Williams fridge – stainless steel – stand alone
- 1 x turbofan oven (blue seal) 31
- 1 x stainless steel work top with draw
- 1 x 6 burner gas hob with stainless steel top
- 1 x stainless steel table
- 1 x stainless steel trays

## TV Hitachi

- 1 x Red Bull Fridge – small display
- 1 x Ben & Jerry Freezer – ice cream
- 1 x Shish pkpi market
- 1 x display Fridge with counter glass display
- 2 x small under counter display drinks fridge
- 1 x Italiano dough
- 1 x stainless table with low shelf
- 2 x kebab machines
- 1 x stainless table 2m width
- 1 x archway slicer
- 1 x kebab machine (Archway) with slicer built n
- 1 x Middle by Marshall pizza oven 18”
- 2 x microwave – Panasonic NE1853
- 1 x Under counter (Williams) freezer
- 1 x Stainless Steel table with three shelves
- 2 x Pitco gas fryers



Licensing Team  
Town Hall Annex  
St Stephen's Road  
Bournemouth BH2 6EA



## Premises Licence Part A

Premises licence number: BH085934

<b>Postal address of premises, or if none, ordnance survey map reference or description:</b>
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Doner Kebab UK 142 Old Christchurch Road
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<b>Post town:</b> Bournemouth
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<b>Post Code:</b> BH1 1NL
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<b>Telephone number:</b> 01202 922626
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<b>Licensable activities authorised by the licence:</b>
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Late Night Refreshment and Supply of Alcohol
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<b>The times the licence authorises the carrying out of licensable activities:</b>
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<b>Late Night Refreshment</b>
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Monday - 23:00 to 05:00
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Tuesday - 23:00 to 05:00
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Wednesday - 23:00 to 05:00
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Thursday - 23:00 to 05:00
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Friday - 23:00 to 05:00
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Saturday - 23:00 to 05:00
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Sunday - 23:00 to 05:00
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Provision of late night refreshments will take place indoors and outdoors
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<b>Supply of Alcohol</b>
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Monday - 10:00 to 22:00 (on sales)
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10:00 to 00:00 (off sales for walk-ins/over the counter)
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10:00 to 04:00 (off sales for delivery)
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Tuesday - 10:00 to 22:00 (on sales)
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10:00 to 00:00 (off sales for walk-ins/over the counter)
----------------------------------------------------------

10:00 to 04:00 (off sales for delivery)
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Wednesday - 10:00 to 22:00 (on sales)
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10:00 to 00:00 (off sales for walk-ins/over the counter)
----------------------------------------------------------

10:00 to 04:00 (off sales for delivery)
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Thursday - 10:00 to 22:00 (on sales)
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10:00 to 00:00 (off sales for walk-ins/over the counter)
----------------------------------------------------------

10:00 to 04:00 (off sales for delivery)
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Friday - 10:00 to 22:00 (on sales)
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10:00 to 00:00 (off sales for walk-ins/over the counter)
----------------------------------------------------------

10:00 to 04:00 (off sales for delivery)
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Saturday - 10:00 to 22:00 (on sales)
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10:00 to 00:00 (off sales for walk-ins/over the counter)
----------------------------------------------------------

10:00 to 04:00 (off sales for delivery)
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Sunday - 10:00 to 22:00 (on sales)
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10:00 to 00:00 (off sales for walk-ins/over the counter)
----------------------------------------------------------

10:00 to 04:00 (off sales for delivery)
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<b>The opening hours of the premises:</b>
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Monday - 10:00 to 05:00
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Tuesday - 10:00 to 05:00
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Wednesday - 10:00 to 05:00
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Thursday - 10:00 to 05:00
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Friday - 10:00 to 05:00
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Saturday - 10:00 to 05:00
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Sunday - 10:00 to 05:00
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