

LEASEHOLD FULLY LICENCED BUSINESS FOR SALE

Known as:

The Four
115 Penn Hill Avenue
Penn Hill
Poole BH14 9LY

- * Situated in good location in affluent Poole suburb serving Branksome Park, Canford Cliffs and Lower Parkstone
- * Attractive, café / bar concept
- * Main bar – 447 sq ft
- * 34 covers
- * Fully equipped
- * Kitchen, wine store and additional store
- * 1 car space
- * Outside seating (south facing)
- * Established 2 years
- * New 7 year lease available
- * Rent - £13,750 pax
- * Price – Offers over £50,000 for the goodwill, fixtures, fittings and equipment



LOCATION

The Business occupies a sought after location in this established local shopping parade, serving the affluent immediate vicinity of Penn Hill, Branksome Park, Canford Cliffs and Lower Parkstone.

Penn Hill is on a main bus route, enjoys on street parking in adjoining roads and has a number of other established, good quality restaurants, bars and cafes.

ACCOMMODATION

Ground Floor

Main Bar / Cafe

Internal width – 16' 2"

Depth 27' 6"

Net Floor Area 447 sq ft



Currently set out for a comfortable 34 covers, serve over bar, fully equipped to include Conti Coffee machine, dishwasher, ice machine, under counter refrigeration beer pump / chiller.



Kitchen

86 sq ft with full extraction system, stainless steel worktops, ample refrigeration, griddle deep fat fryer, turbo fan over, double hob and 3 sink units.

Wine Store

44 sq ft with wine coolers.

Cloakroom / WC

Store

127 sq ft with additional refrigeration and freezer

Outside

Forecourt seating (south facing) for additional 16 covers.

One car space to rear

LEASE

The premises are currently held on a 6 year full repairing and insuring lease from 25th June 2022 at a current rent of £13,750 per annum exclusive, rising to £14,250 pax from 25th June 2026.

The landlord will grant a further 6 year extension to this lease on expiration, subject to contract and tenant status.

The Business

Established for 2 years
Fully licensed bar / café
Staff – owner, chef and 1 other
First years accounts will be made available to genuine interested parties.
Trading hours –
Wednesday to Saturday 9am 10.30pm
Sunday 9am to 3pm

PRICE

Offers invited over £50,000 for the lease, goodwill, all fixtures, fittings and equipment, as per inventory to be prepared + SAV.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value- £12,250
Some small business rates relief will apply, subject to status

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

ENERGY PERFORMANCE CERTIFICATE

**Assessment – Band D
(Prior to current use and refurbishment)**

The full EPC and recommendations report are available on request.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through Sole Agents:-
Contact – Stephen Chiari
stevec@nettsawyer.co.uk / 01202 550245



CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)



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