



Primmer Olds **BAS**

# BUSINESS FOR SALE

Atmospheric Town Centre Licenced Restaurant & Take Away

THE WOOD FIRED PIADIZZA CO, UNIT 5, 26 MILL LANE, WIMBORNE MINSTER BH211JQ

## KEY FEATURES

- Consent for restaurant and take away use
- Prominent corner location
- Sought after market town
- Close to The Square
- 100% Small Business Rates Relief (subject to eligibility)



Primmer Olds B-A-S  
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Enquiries: Call us on 01202 887 555



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## LOCATION

The attractive and historic East Dorset market town of Wimborne Minster is situated approximately 5 miles north of Poole and some 10 miles north west of Bournemouth.

The town features a vibrant mixture of local and national retailers. Waitrose have a town centre store and other quality names represented in Wimborne include Fat Face, Rohan, Sea Salt, White Stuff, Crew Clothing, Moshulu, & Phase Eight.

Wimborne also enjoys a strong foody scene with a variety of high-quality restaurants and other eateries trading in the town.

The Wood Fired Piazizza Co occupies an excellent corner trading location within this characterful, modern retail parade just off The Square. The restaurant fronts Mill Lane which is a busy, mainly pedestrian, thoroughfare linking The Square and Crown Mead shopping precinct and car parks.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Restaurant	543	50.46
Kitchen	166	15.42
Storeroom	76	7.06
<b>Total Internal Area</b>	<b>785</b>	<b>72.96</b>

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

## DESCRIPTION

A well-presented restaurant and bar which currently offers 42 covers inside, seated on upholstered benches and seats. The space could potentially accommodate more however and, in addition, there are 8 bar stool positions.

In addition to the restaurant space there is a good-sized kitchen, storeroom, accessible WC and rear lobby giving access to a rear loading area.

The restaurant space incorporates a timbered bar and features good natural lighting, ambient lighting and 'Kardean' natural wood effect flooring.

THE BAR features a generous work top, COVID screen, large LG television, shelving, 3 glass fronted bottle refrigerators and a Quarto EPOS till system.

An open hatch offers views of the feature wood fired pizza oven in action.

THE KITCHEN features a good-sized serving hatch, a statement 'Amigo' wood fired pizza oven, large Capital stainlesssteel upright refrigerator, Lincat 4 burner gas hob and oven, large stainless-steel double bowl sink unit & separate ceramic wash basin.

Also included is a stainless-steel plate warmer, Infomak tall stainless-steel refrigerator, stainless steel three tier trolley, stainless steel surface oven, large stainlesssteel extractor hood, Zanussi double deep fat fryer, kettle, stainless steel commercial microwave and Buffalo dough mixer.



**VIEWING & FURTHER INFORMATION: CALL 01202 887 555**

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## DESCRIPTION CONT.

Within the corridor ancillary area is a Maida Halcyon glass washer, baby chair, cutlery dispenser and stainless-steel table.

STOREROOM with full height shelving, glass fronted drinks chiller, chest freezer, refrigerator & Thor griddle.

Accessible WC: with wash basin, electric water heater and baby changing unit.

Lobby: warm air curtain, door to rear loading area.

Outside and included within the lease, is a large brick paved patio area which could potentially provide seating for perhaps 25-30 more covers subject to any necessary consents.

We understand that a previous grant of planning consent for this space to be used for customer seating was not taken up and has since lapsed.

## LEASE TERMS

The premises are held on the residue of an effectively full repairing and insuring lease (via service charge) granted for a term of 10 years from 30th March 2016 at a passing rent of £20,000 per annum, exclusive.

We understand that there are two outstanding rent reviews from 2019 and 2022 although no related notices have been served on the tenants by the landlords.

## PREMIUM

A premium of £45,000 is sought for the leasehold interest, goodwill, trade fixtures, fittings and equipment.

## PLANNING

We understand that planning consent exists for restaurant and take away use. Applicants must, of course, satisfy themselves that the premises have planning consent for their own intended use.

## RATES

Rateable Value £9,400

Source – voa.gov.uk

The 2024/2025 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

## EPC

Asset Rating D86

## CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



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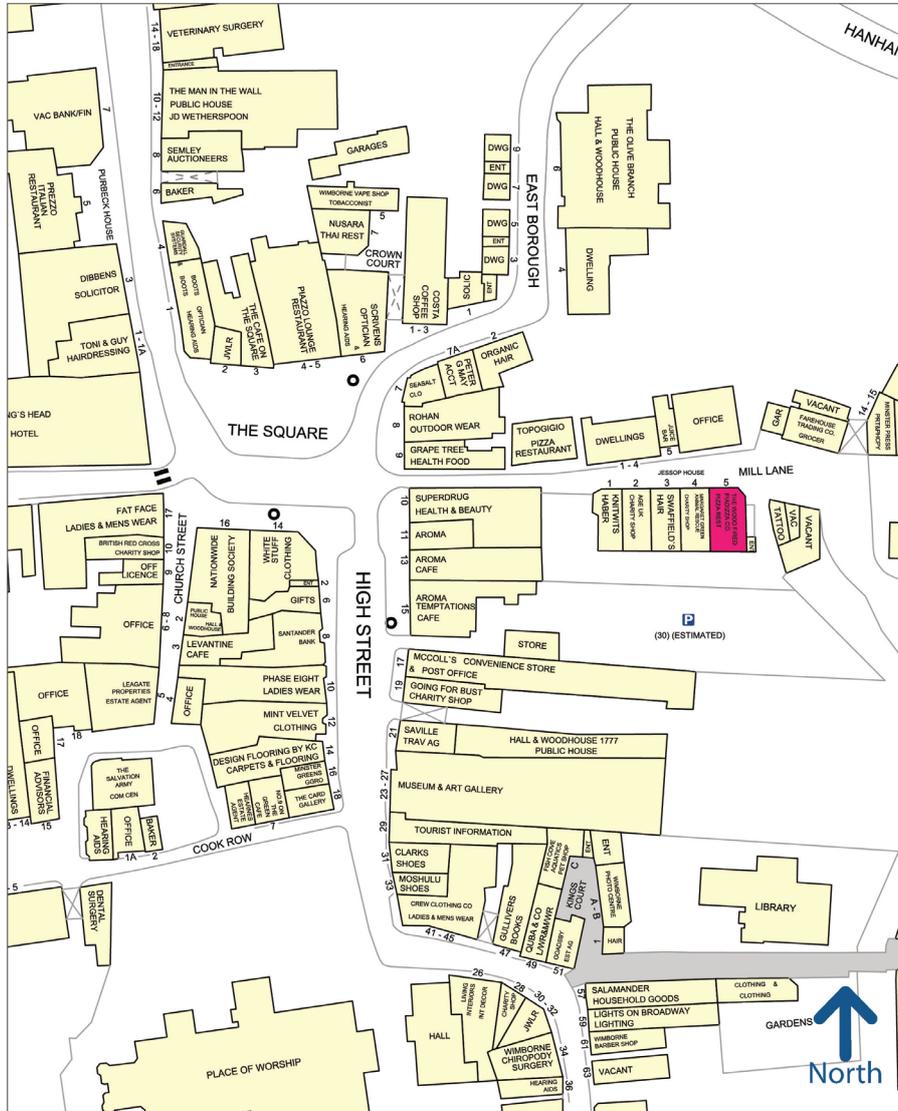


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Wimbome Minster



50 metres

Experian Goad Plan Created: 08/08/2023  
Created By: Primmer Olds BAS



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