

BUSINESS FOR SALE TAKEAWAY

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



BUSINESS TRANSFER



FORMER DESI BEACH GRILL

989 CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET BH7 6BB

SUMMARY >

- FULLY FITTED AND EQUIPPED TAKEAWAY
- LOCATED ON BUSY MAIN ROAD WITH PASSING FOOT AND ROAD TRAFFIC
- SPACIOUS UNIT WITH LARGE KITCHEN AND EXTENSIVE STORAGE
- NOT CURRENTLY TRADING - AVAILABLE FOR IMMEDIATE OCCUPATION
- TIME LIMITED PARKING OUTSIDE TAKEAWAY



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C-72
EPC Rating

Location

Main road location with passing road traffic. Situated in an area of dense residential housing. Situated opposite school. Limited wait roadside parking outside the premises.

Accommodation

Takeaway. Waiting Area. Kitchen. Walk in Store Room. Bathroom. Staff Room.

Description

Through door into **Takeaway** with inset floor mat, tiled floor, LED ceiling lights, concealed feature light, new fuse box (2022), electric smart meter. **Waiting Area** with 5 seats, table, counter servery unit, shelving. Through door into **Kitchen** with tiled floor, part tiled walls, part stainless steel splashbacks, upright chiller fridge, double deep bowl double drainer stainless steel sink unit, wash hand basin, soap dispenser above, ice cream freezer, assorted stainless steel tables and shelving units, Chinese wok range, extensive extraction system above, 6 burner gas range with oven under, 2 microwaves, **Walk in Chiller Unit** with shelving, upright fridge freezer, small chest freezer, small fridge. Into Walk in Store Room with shelving. Door into **Lobby** with washing machine, tumble dryer. Through door into **Bathroom** with wash hand basin, shower cubicle, cubicle with low level WC. Door into Staff Room with cupboard, gas meter. Through into **Lobby** with door to outside. OUTSIDE To the rear of the property there is a Bin Store Area and gate.

Trading & Business

The premises are being offered with vacant possession by our client and no accounts can be made available.

Rateable Value

£4,700 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

FREEHOLD or LEASEHOLD. A new 10 or 15 year lease will be made available at a commencing rent of £10,400 per annum, exclusive. Further lease documentation can be made available to genuine interested parties.

Price

Freehold - £160,000 or **Leasehold** - Premium of £18,000 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 need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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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