

For Sale

Well Presented Hot Food Take Away / Restaurant in Busy Main Road Location

**1504 Wimborne Road
Kinson
Bournemouth
BH11 9AD**



LOCATION

The busy Bournemouth suburb of Kinson is located approximately 5 miles north of the town centre and provides good local shopping facilities for the densely populated surrounding area.

There is also good potential for passing trade as the shops mostly front the A341 Wimborne Rd which forms part of the conurbation's principal northern arterial route.

Kinson centre also features a large Tesco supermarket with 243 car parking spaces which offer free parking for up to 3 hours.

The premises are located within a mixed parade prominently located at the junction of the A341 Wimborne Road and Poole Lane.

DESCRIPTION

The premises were comprehensively fitted in 2017 as a hot food take away.

They comprise a large double fronted ground floor shop comprising customer waiting area, kitchen and back of house areas.

The premises benefit from CCTV & a wired fire alarm system

ACCOMMODATION

The accommodation with approximate areas and dimensions is as follows:

Gross Frontage: 23'4" (7.11m)

Internal Width: 17'2" (5.23m)

Shop Depth (max): 58'8" (17.88m)

Net Useable Area: 922 sq ft (85.68 sq m)

Outside: Rear loading facilities.

Front Of House

Feature counter unit in timber and stone. EPOS & cash till. Bench seating and stools. TV

Kitchen Area:

Grill Vapour stainless steel grill (bars and vapour unit), stainless steel bench, wash hand basin, halogen heat lamp, Buffalo panini maker, Lincat bain marie Lincat two basket deep fat fryer, second two basket deep fat fryer, stainless steel light unit ,2 drawer chicken steamer unit, Rational Self-Cooking Centre oven, large stainless steel extractor hood, stainless steel clad walls, Polar stainless steel upright freezer, large Polar double door stainless steel fridge, stainless steel deep bowl sink unit, stainless steel Polar refrigerator.

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute 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, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

Back of House/ Wash up area

Two deep bowl sink unit. Two chest freezers

Rear lobby/loading area

Cloakroom: with WC and wash basin.

Small office: with CCTV monitor and shelving.

NB: Certain items of equipment will be removed unless purchased by separate arrangement. These include a large walk in cold room and an ice cream machine.

THE BUSINESS

The business enjoys a good trading performance. Further details will be provided to prospective purchasers at an appropriate stage in negotiation.

NB: The Charlie's Chicken brand is not be conveyed with the sale of the business. Should the purchaser wish to continue with a Charlie's Chicken franchise model then our clients are happy to discuss such an arrangement.

PLANNING PERMISSION

Planning consent was granted by Bournemouth Borough Council Application No: 7-2017-1769-AO for Change of Use to hot food take away (Class A5).

The consent permits trading hours of 8.00 am to 11.00 pm seven days per week

LEASE

The premises are available by way of an existing lease granted for a term of 10 years commencing 9th June 2017

The passing rent is £11,000 per annum, exclusive and the lease provides for upwards only rent reviews every 4 years the next falling on 9th June 2021

The lease contains an option for the tenant to break on 9th June 2022, subject to conditions.

PRICE

Our clients seek a premium of £54,950 for the leasehold interest, goodwill, trade fixtures fittings and equipment + SAV.

RATES

According to the VOA website the assessment for this property is stated as: Shop and Premises, Rateable Value: £7,800

The standard multiplier for the year ending 31st March 2020 is 49.1p in the £.

However, for properties having a rateable value of £12,000 or less eligible occupiers should qualify for 100% Small Business Rates Relief and will thus have **no business rates to pay**

Applicants must check their eligibility with the relevant Local Authority.

For more information, visit:
<https://www.gov.uk/introduction-to-business-rates>

FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party is to bear their own legal costs incurred in the transaction together with 50% each of the landlord's legal fees

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating E (120).
Full EPC available for viewing on our website.

VIEWING

By prior appointment through the sole agents Willis Commercial Limited, through whom all negotiations must be conducted.

CONTACT

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