

Leasehold Business Sale

Coffee Shop

At

**50 Southbourne Grove
Southbourne
Bournemouth
BH6 3RB**

- * Situated in the very heart of this bustling, thriving Bournemouth suburb
- * South facing forecourt
- * Coffee shop - 470 sq ft
- * Office / store - 112 sq ft
- * Fully equipped
- * 21' street frontage
- * Rent £18,000 pax
- * Price – offers invited on £20,000



REDUCED



LOCATION

The premises are situated in a sought after location on the northern side of Southbourne Grove immediately adjacent Sainsburys Local and surrounded by a good mix of other retailers, cafes, bars and professional office users.

There is on street car parking adjacent.

Southbourne has now become one of the most popular local shopping areas in the BCP conurbation and Southbourne Grove is well supported by the local residents.

ACCOMMODATION

Ground Floor

Coffee Shop

Internal width – 20' max
11' 8" min
Depth 26' 2"
19' 3" min
Net Floor Area 470 sq ft

Fully equipped and operating as a coffee shop/ café.

Office

112 sq ft (could be incorporated into main area)

Cloakroom / WC

Store

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.

LEASE

The premises are held on an existing 6 year full repairing and insuring lease from March 2022 at a commencing rent of £18,000 per annum exclusive, subject to review at the end of the 3rd year.

There is also a break clause in favour of the tenant at the end of the 3rd year, upon 6 months prior written notice.

The landlords will require a rent deposit.

The Business

Established in March 2022 the shop currently operates as a coffee shop and café serving light snacks including home made soups, pastries, cakes and toasted sandwiches, all with a Greek influence.

Price

£20,000 for the lease, fixtures and fittings as per the inventory to be provided.

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

Rateable Value- £12,500
Some Small Business Rate Relief may apply, subject to status.

ENERGY PERFORMANCE CERTIFICATE

Assessment – Band B
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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