

BUSINESS FOR SALE

BISTRO



BUSINESS TRANSFER

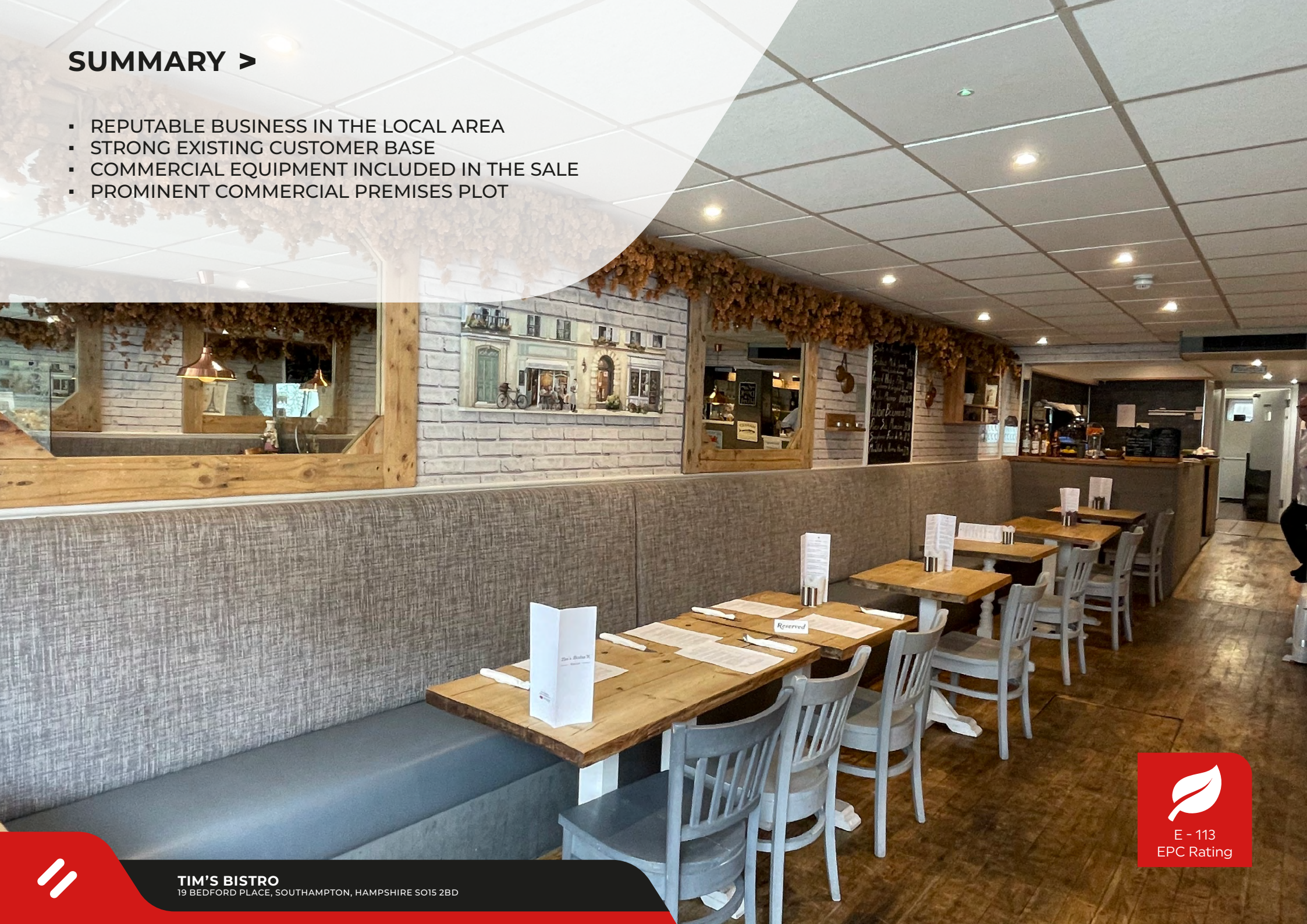


TIM'S BISTRO

19 BEDFORD PLACE, SOUTHAMPTON, HAMPSHIRE SO15 2BD

SUMMARY >

- REPUTABLE BUSINESS IN THE LOCAL AREA
- STRONG EXISTING CUSTOMER BASE
- COMMERCIAL EQUIPMENT INCLUDED IN THE SALE
- PROMINENT COMMERCIAL PREMISES PLOT



Location

The premises are prominently located in Bedford Place, a busy retail and food outlet destination situated close to London Road and Above Bar, featuring several long-established businesses and restaurants. Bedford Place also has a vibrant night-life with a plethora of bars and pubs. Nearby occupiers include Sainsburys, The Bedford and Sakura amongst others.

Southampton train station is approximately 0.6 miles from the subject business and around a 10-minute walk.

Accommodation

The commercial element of the property includes a restaurant area and commercial kitchen whilst the first floor of the property is a one-bedroom flat, which the leaseholder has the benefit of.

Description

The subject business is a Bistro with a breakfast, lunch, and dinner menu. The business also has a premises license for the sale of alcohol.

The business long-standing reputation in the local area that is well recommended with popular reviews. The business includes all of the equipment, fixtures and fittings, however a full inventory is available upon request.

Trading & Business

The business is currently open from Tuesday 9am-2pm, Wednesday-Friday between 9am-2pm in the day, and in the evenings is open 6pm to 9:30pm. Saturday from 9.30am-2pm and 6pm-9.30pm. The restaurant is currently closed on Sundays and Mondays.

Rateable Value

£13,250 at the Uniform Business Rate of 49.9p in the £ for 2023/24. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. Further lease details available upon request.

Price

£45,000 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.

The owners have requested that no direct approach should be made to themselves or the staff of this business for reasons of confidentiality and all requests for information MUST be made via Goadsby.



George Cooper

george.cooper@goadsby.com

07780 818796 // 01962 896145









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.

[goadsby.com](https://www.goadsby.com)

