

BUSINESS FOR SALE

PIZZA TAKEAWAY

ch Clinic

SERVICES WE OFFER

- Chiropractic
- Acupuncture
- Sports Therapy & Massage
- Nutritional Specialist
- Personal Trainer
- Podiatry/Chiropody

BUSINESS TRANSFER



FOREST PIZZA
FOREST PIZZA
CHICKEN · BURGER · KEBAB

FOREST PIZZA
171 LYNDBURST ROAD, ASHURST, HAMPSHIRE SO40 7AR



SUMMARY >

- IDYLLIC RURAL LOCATION
- EXISTING STRONG REPUTATION
- ALL COMMERCIAL EQUIPMENT INCLUDED IN SALE
- SPACIOUS EXTERNAL GARDEN
- 1 BEDROOM FLAT ACCOMMODATION
- SUI GENERIS USE



Location

The subject business is located in Ashurst, a rural village in the heart of the New Forest and is located approximately 7 miles away from Southampton City Centre, and accessed via the A35 and A33.

Accommodation

Pizza takeaway unit with Sui Generis use to include a small indoor seating area with the potential for 6-7 covers and an outdoor garden space with rear parking. The unit includes a preparation kitchen, serving counter WC facilities for the businesses use. The property also benefits from the accommodation of a 1-bedroom flat that is in the upper floor of the commercial unit.

Description

The subject business is a well-established and modernised Pizza Takeaway. The business is highly regarded with a 4.7-star rating on Google and accepts walk ins as well as deliveries via Just Eat.

Trading & Business

The business is operated by the sole owner and has a license to trade until 11:00pm, Monday to Sunday. The current trading hours for the business are 2:00am-10:30pm Monday to Sunday. Further information regarding trading accounts and further lease details are available upon request.

Rateable Value

£4,100 at the Uniform Business Rate of 49.9p in the £ for 2023/24. For the year 2023/24 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. Further lease details available upon request.

Price

£65,000 excluding VAT 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.



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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.

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

