



3990

**FULLY EQUIPPED
RESTAURANT BUSINESS
LEASE FOR SALE**

AT

**LA LUNA
125 CHARMINSTER ROAD
CHARMINSTER
BOURNEMOUTH
BH8 8UH**



CHARTERED SURVEYORS COMMERCIAL PROPERTY CONSULTANTS

Heliting House, 35 Richmond Hill, Bournemouth BH2 6HT. Fax: 01202 555408

www.nettleshipsawyer.co.uk

Location

La Luna is situated in an excellent trading position in upper Charminster, a cosmopolitan suburb situated approximately 1.5 miles from Bournemouth town centre.

There are a large number of other eateries and bars within the immediate vicinity together with a good mix of other retailers and professional office users.

La Luna is an extremely smart, contemporary Italian/Mediterranean restaurant in excellent condition and with a 5 star Health and Hygiene rating. It has been established for four years.

Accommodation

Main restaurant/bar

650 sq ft with 50 covers
Feature serve over bar, till etc

Ladies Cloakroom

Gents Cloakroom

Disabled Cloakroom



Kitchen 184 sq ft

Fully equipped with commercial hot cupboard, griddle, double pizza oven, double deep fat fryer, gas 6 burner range, ample refrigeration and stainless steel worktops.



Washing up Area

With stainless steel double bowl single drainer sink unit

Office

Staff wc

Covered Yard

Dry Store 144 sq ft

Outside

To the front of the restaurant is an outside seating area for 8 persons



Lease

The property is held on an existing 21 year full repairing and insuring lease from 2008 at a current rent of **£16,000** per annum exclusive, subject to 3 year rent reviews.

The Business

- ♦ Established for 4 years
- ♦ Fully Licensed
- ♦ Turnover approximately £75,000 on limited opening hours
- ♦ Low overheads
- ♦ Fully equipped

Price

Offers invited for the lease, goodwill, fixtures, fittings and equipment and SAV.

Rates

Rateable Value - £11,250 (April 2017)
Small business rate relief may apply

Source: www.voa.gov.uk

Viewing

Strictly by appointment with Sole Agents:

Nettleship Sawyer
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EPC Certificate

Commercial property offered for sale or rent requires an Energy Performance Certificate.

The certificate is intended to inform potential buyers or tenants about the energy efficiency and rating of a building.

The full Energy Performance Certificate and recommendations report are available on request.

