



BUSINESS FOR SALE

Rental £12,966 p.a. plus VAT
(Premium £30,000)

📍 **BON DABANG KOREAN RESTAURANT, UNIT 1**
CALENDULA PLACE, 752-778 CHRISTCHURCH ROAD,
BOSCOMBE, BOURNEMOUTH, BH7 6DE



KEY FEATURES

- Seating for approximately 25 covers plus 8 stools
- 10 year lease from 31st July 2025
- Total floor area: 920 sq.ft. approx.
- Pavement licence for tables and chairs in front of the cafe.

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SITUATION & DESCRIPTION

Calendula Place is a relatively new development of 8 shops and 3 storeys of flats above front the busy A35 Christchurch Road. Unit 1, which is a lock up shop, occupies a prominent corner position at the junction of Wolverton Road and Christchurch Road.

Bon Dabang is about 400 metres from the pedestrianised section of Christchurch Road and 1.8 miles east of Bournemouth town centre.

The main café area has seating for approximately 25 covers and a further 8 covers on stools. There is a sizeable service counter within the main café area. A partitioned kitchen, customer cloakroom and lock up shop that is fitted out as café / restaurant premises with a partitioned kitchen area, cloakrooms and stores housing fridges and freezers

ACCOMMODATION

Total Floor Area 920 sq.ft. Approx.

25 table covers overs and a further 8 covers on stools in front of the windows
Fully equipped Service counter

Fully fitted Kitchens with induction cooking equipment and extractor ducting

Customer cloakroom

EPC RATING -

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RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £15,250 (previously £12,500)

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENURE

The premises are held by way of a lease for a 10 year lease from 31st July 2025. The lease includes a tenant only break clause on 7th November 2028. rental is £12,966 plus VAT per annum

Buildings insurance and waste collection is charged monthly. Total monthly cost £1,422.93

User clause is Korean Restaurant or any other Use within Use Class E

THE BUSINESS

Bon Dabang relocated from the Sovereign Shopping centre in 2025.

Trading Hours

Monday to Thursday	11.00 am to 5.00 p.m.
Friday to Saturday	11.00 am to 9.00 pm.

Staff

Owner works full time
One part time worker

Turnover for the last 12 months is anticipated to be in the region of £110,000.

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Premises Licence

Sale of Alcohol Monday to Sunday 10.00 am to 10.00 pm

Premises Licence Number BH234899

Pavement licence for tables and chairs in front of the premises.

PREMIUM

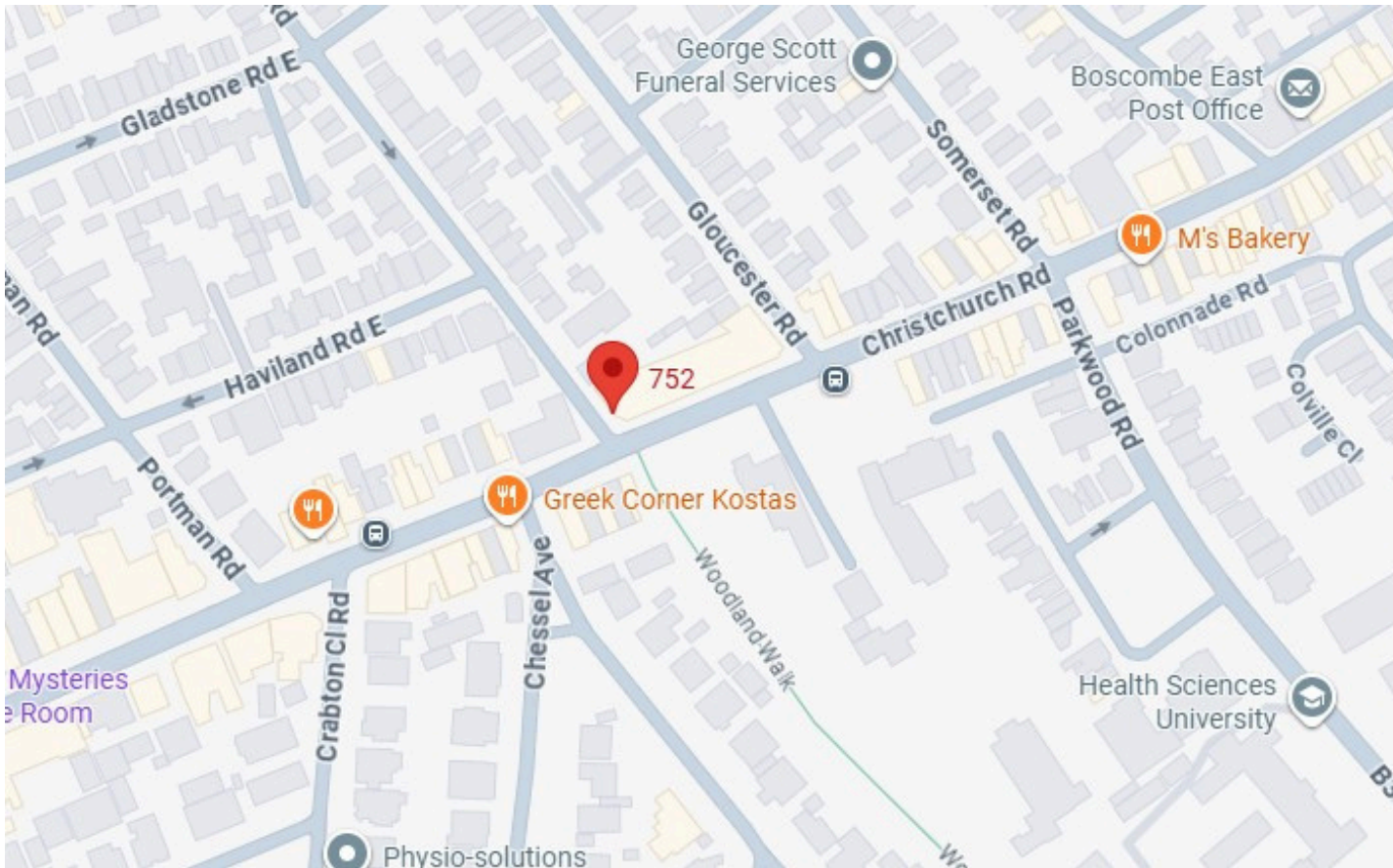
£30,000 for goodwill fixtures and fittings of the business

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

MAP LOCATION

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MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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