

Malinka



586-588 Christchurch Road
Bournemouth
BH1 4BH

Leasehold: £349,500
Annual Rent: £34,000

Ref: 3818341

THE OPPORTUNITY

This is a super opportunity to buy a thriving convenience store with a retail area of 330 sqm. The store currently specialises in the sale of Polish and International food making it very popular within these markets. Because of the large floor area the store has a great deal of opportunity to offer additional services or product lines.



DESCRIPTION

Malinka is a large licenced convenience store specialising in the sale of Polish and International foods. The business is situated on a busy high street with high levels of passing footfall. The store takes on average c. £20,000 per week. There is a large meat counter to the rear of the store and also a deli, both of which increase the profit margin substantially.

LOCATION

The business is located on a busy high street in Boscombe, a suburb of Bournemouth, which is situated to the east of Bournemouth town centre and west of Southbourne.

FIXTURES & FITTINGS

The majority of fixtures and fittings are owned outright and will be included in the sale.

STAFF

There are three full time staff members along with a director.

TRADING INFORMATION

Epos data is available, however as the business has not yet been run for a year there are no accounts.



TRADING HOURS

Monday - Saturday: 8:00am - 11:00pm

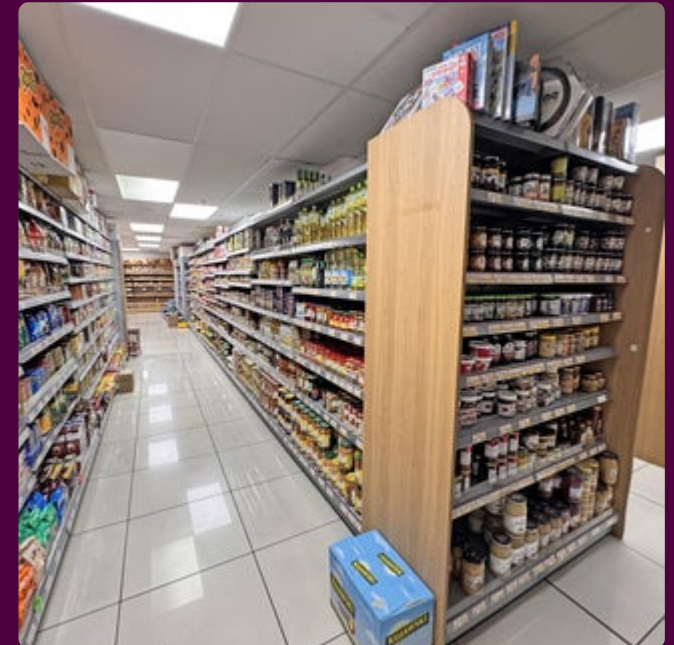
Sunday - 9:00am - 9:00pm

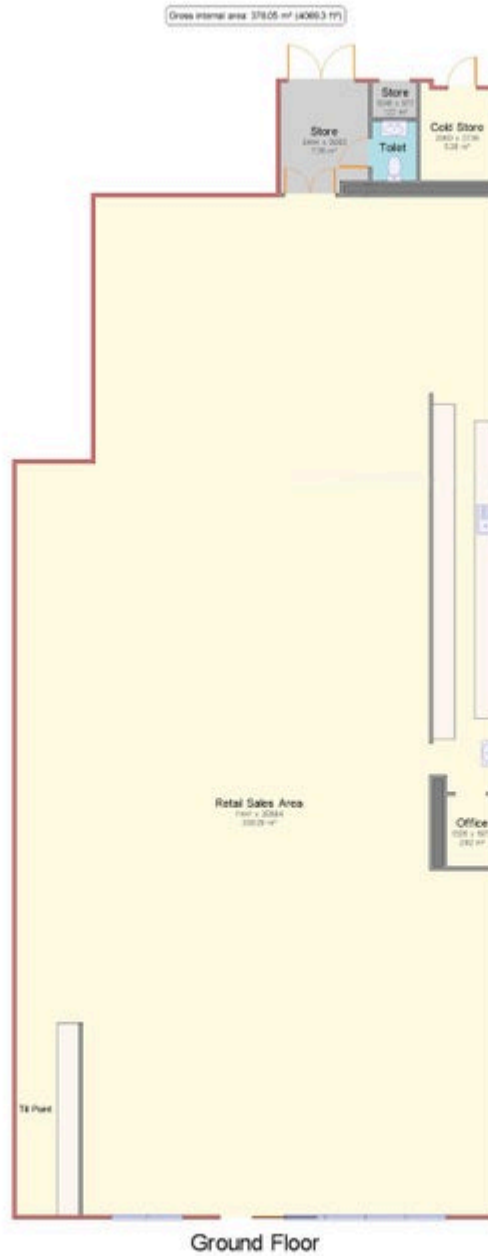
TENURE

The lease expires on the 31st December 2035.

BUSINESS RATES

We are advised by the sellers £12,724.50 is payable for 2025/2026.





- National Commercial Property Compliance & Marketing
- Energy Performance Certificates (EPCs)
 - Professional Property Photography
 - Land Registry Compliant Lease Plans
 - Measured Surveys (CAD Drawings)
 - Property Floor Plans
 - Devoted Property Photography
 - Asbestos Management Reports
 - Risk Assessment Reports
 - Drone Photography

While every effort has been made to ensure the accuracy of this floor plan, BakerLife Compliance is not responsible for any errors or omissions in these drawings, and neither BakerLife Compliance nor its agents or subcontractors accept any liability for any loss or damage caused by reliance on these drawings. These drawings are provided as a guide only and should not be used for any other purpose. BakerLife Compliance is not responsible for any loss or damage caused by reliance on these drawings. These drawings are provided as a guide only and should not be used for any other purpose. BakerLife Compliance is not responsible for any loss or damage caused by reliance on these drawings.

DO NOT SCALE THIS DRAWING

Drawing No.

No. Date Address



Project: Floor Plans

Mainline: 205-209 Christchurch Road, Bournemouth, BH1 4DH

Drawing No: 6888-05-JAN-20
 Drawing Title: Floor Plans
 Drawing Date: 2020
 Drawing Size: A1

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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INSURANCE

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



JAMES MATSON

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.