

BUSINESS FOR SALE

Long Established Leasehold Laundrette

known as

Iford Laundromat

11 Castle Parade

Iford

Bournemouth BH7 6SH

- * First time on market in over 40 years
- * Highly prominent location at Iford Roundabout at the junction of Barrack Road and Castle Lane East
- * Adjacent car parking in service road
- * Fully equipped and self operating
- * Profitable business with great further potential
- * Rent - £12,000 per annum exclusive
- * Price - £35,000



LOCATION

The property occupies a most prominent location at Iford Roundabout and the meeting of Barrack Road (A35), two of the busiest roads in Dorset in an established parade of shops serving the densely populated immediate vicinity of Iford, Boscombe East, West Christchurch, Southbourne and surrounds.

Both roads are also a main bus route.

The Parade has a designated service road to the front offering customer parking.

ACCOMMODATION

Laundrette

Internal width – 18' 7"

Depth 28' 9" max

Currently partitioned to provide main laundrette area and stock room.

Fully equipped with:

- 1 Maytag front loader washer
- 4 x Ipson 15lb washing machines
- 2 x JLA 20lb washing machines
- 1 x JLA 40lb washing machine
- 8 x American Dryer Corp 30lb dryers
- 1 x ADC 50lb dryer
- Soap Dispenser

Plant Room

102 sq ft



Staff WC

Outside

To rear on-site car parking for 2 cars

LEASE

The premises are held on an existing 5 year full repairing and insuring lease from 29th September 2023 at a current rent of £12,000 pa subject to a single review in September 2026.

The Business

Established 1982 currently no service wash facilities are offered.

Staff

No staff. The business operates with door timers

Opening Hours

8am – 8pm 7 days per week

Turnover

Approx £45,000.

As agents we feel this figure could be increased significantly with the introduction of service washes.

Accounts will be made available to genuine interested parties.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value- £9,000

Small business rates relief will apply, subject to status

PRICE

£35,000 for the lease, goodwill, all fixtures, fittings equipment and SAV.

ENERGY PERFORMANCE CERTIFICATE

Renewal commissioned

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through Sole Agents:-

Contact – Stephen Chiari

stevec@nettsawyer.co.uk / 01202 550245



CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)