



Licensed restaurant premises with 2/3 bedroom owner's/staff accommodation above, located in the heart of the sought after Dorset town of Gillingham. Restaurant seating 42+, Bar Area, Commercial Kitchens, Extensive Storage Areas. Established for over 35 years and currently trading as a takeaway only basis, six evenings a week, but with potential to reintroduce the sit-down restaurant trade and with undoubted opportunities for alternative styles of trade and concepts.

**THE GILLINGHAM TANDOORI RESTAURANT
THE SQUARE, GILLINGHAM, DORSET, SP8 4AY**

FREEHOLD: £295,000

REF: 2186

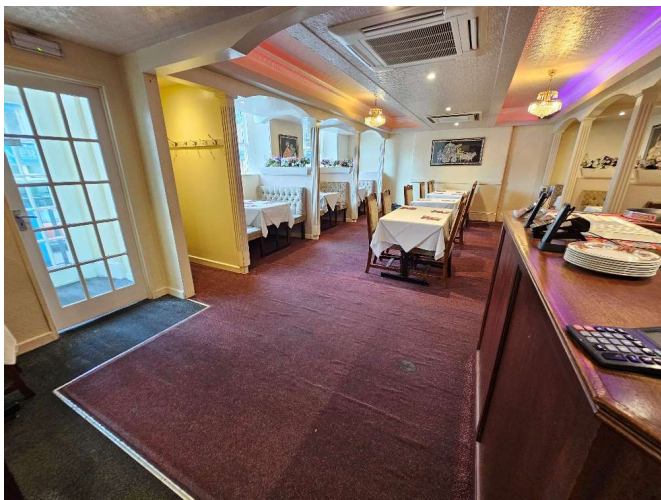
The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262

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Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.

THE PROPERTY

The Gillingham Tandoori Restaurant is a character Grade II listed property which offers potential for incoming purchasers to acquire an established Indian restaurant and takeaway with opportunities for alternative uses, styles of trade and concepts. In the same ownership for 35 years and benefitting from a new roof in November 2025, this purpose fitted and equipped property and business briefly comprises; Main Restaurant comfortably seating 42+ with air conditioning; Bar Servery Area; Commercial Kitchen; Customer WC's, extensive Storage Rooms. The property is further enhanced by the owner's/staff apartment currently arranged as 3 Double Bedrooms and a Bathroom. A viewing is recommended to appreciate all that this flexible freehold property has to offer.



SITUATION

The Gillingham Tandoori Restaurant is situated in the heart of Gillingham, close to the main town centre and shopping areas. The area is surrounded by a vibrant mix of complementary businesses and Gillingham itself is a sought after and growing Dorset town. Gillingham is the most northerly town in Dorset and is a busy and expanding market town situated between Sherborne and Shaftesbury and is approximately 4 miles from the A303 which links the South West and the M3 to London. Yeovil is within 25 miles and Salisbury is around 29 miles. Gillingham has a population of around 11,000 and has a thriving business community and offers services to cater for most everyday requirements with Waitrose, Asda, Lidl and Aldi supermarkets, 3 primary schools, and a well regarded state secondary school. The town also has a mainline railway station with connections to London Waterloo (2 hours) and the South West.

INTERNAL DETAILS

Steps to the front of the premises leading to the **Main Customer Entrance** door into an **Entrance Vestibule** with door into the **Main Restaurant Area** an air-conditioned open plan room with carpeted flooring, feature lighting, currently seating 42+ customers. Timber

fronted and topped **Bar Servery** with associated back bar fittings, display shelving and optics, stainless steel sink unit and an upright glass fronted bottle fridge. **Ladies and Gents WC's. Commercial Kitchen** with non-slip flooring, part tiled walls and being fitted with a range of commercial catering equipment to include:- extractor system with stainless steel canopy and gas interlock system, 8 burner gas range, tandoori oven, warming cabinet, 2 microwave ovens, stainless steel handbasin, twin deep bowl stainless steel sink unit, stainless steel workbenches with shelving below, wall shelving, chest freezer and 2 upright fridges. **Basement Storage** in 3 separate interconnecting areas with 2 chest freezers, an upright freezer, shelved dry goods and bottle storage.

OWNERS/STAFF ACCOMMODATION

Currently arranged as **3 Double Bedrooms** on the first floor all with aspects to the front of the building, the accommodation could easily be reconfigured as 2 Double Bedrooms and a Sitting Room depending on requirements. There is also a **Bathroom**.

EXTERNAL DETAILS

Delivery access to the rear and bin store area.



THE BUSINESS

The Gillingham Tandoori Restaurant is a successful Indian restaurant and takeaway, which has been trading on a takeaway only basis since August 2025, but which offers potential to reintroduce the restaurant sit down trade. The business has been owned and operated by our client for over 35 years and trades from purposefully fitted and equipped town centre premises. The business is well established and has an excellent reputation with numerous 5 star reviews on Google and Tripadvisor. The business benefits from its own website www.gillinghamtandoori.co.uk which allows direct online ordering and the business has an active Facebook following. The business does not utilise any of the national delivery companies such as Just Eat or Uber Eats and employs its own delivery driver.



TRADING INFORMATION

We are informed that the business currently has annual sales of £214,000 a year. Accounting information can be made available to interested parties following a formal viewing appointment.

OPENING HOURS

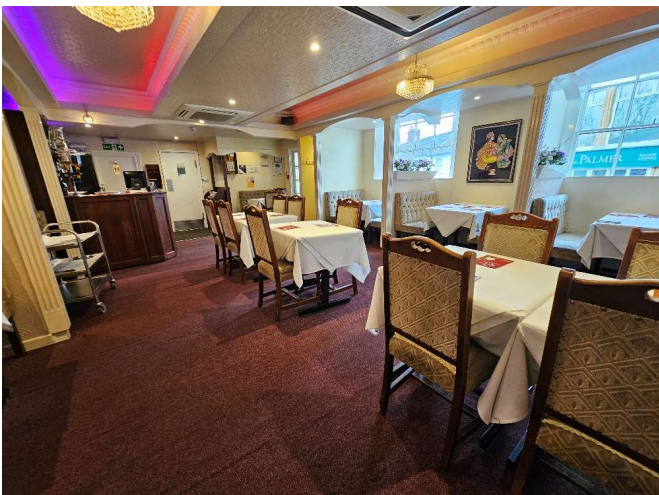
The business trades six evenings week (closed Tuesday), from 4.30pm to 10pm – for takeaway only.

CURRENT STAFFING

The business is run by our client, with the assistance of 3 full time and 2 part time staff members.

POTENTIAL

There are opportunities to develop all aspects of the business still further and for revenue growth by maximising all available income streams and building upon the levels of trade which already exist, particularly by re-introducing the sit-down restaurant trade, and increasing the opening hours of the business. There are also undoubted opportunities for alternative styles of trade, cuisines and even completely different concepts within the premises.



EPC

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BUSINESS RATES

Registered on the 2026 rating list at £10,250 and we are advised that there are currently no business rates payable due to small business rates relief.

SERVICES

All mains services are connected.

PRICE & TENURE

£295,000 for the freehold interest and full trade inventory. Vacant possession upon completion.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.



Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.

