

# BUSINESS FOR SALE

## LEISURE COMPLEX



BUSINESS TRANSFER

goadsby

**THE ARK & THE KITCHEN**  
POOLE PARK, POOLE, DORSET BH15 2SF



## SUMMARY >

- HUGELY POPULAR DESTINATION LEISURE COMPLEX
- STANDALONE MODERN RESTAURANT & EVENT SPACE
- SEPARATE LICENSED TAKEAWAY KIOSK
- LARGE LICENSED CAFE & EVENT SPACE
- SPACIOUS POTTERY STUDIO & ON-SITE KILN ROOM
- CHILDREN'S INDOOR SOFT PLAY CENTRE & CAFE
- ICE CREAM PARLOURS
- EXCLUSIVE CATERING RIGHTS OVER POOLE PARK
- FREE CAR PARKING AVAILABLE



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The Ark - D-98  
EPC Rating



The Kitchen - C-69  
EPC Rating



## Location

**An Extraordinarily Rare Opportunity to acquire a significant Leisure Complex** located in historic Poole Park. The Park offers so much with its beautiful gardens, play areas, tennis courts, mini golf, bowls club, boating lake, water sports and miniature railway. It enjoys a superb location with Poole bus and train station within ½ mile. Sandbanks Beach is 3 miles along Sandbanks Road, which adjoins the park. Bournemouth is approximately 6 miles.

## About Poole Park

Poole Park is a much loved family friendly park offering 110 acres of open parkland and is registered by Historic England, for its special historic interest. It is affectionately known as “The People’s Park” and following an award of circa £3 million from the National Lottery Heritage Fund grant, an extensive range of improvements concluded in 2021. These included: 2 new adventure playgrounds, bird islands, new outdoor gyms around the stunning saline Lagoon and the restoration of original Victorian architecture; making the already popular Poole Park even more inviting.

Additionally, the cherished miniature railway has operated in Poole Park since 1949 and forms an important part of the park’s history. In 2017 a petition was launched to save the miniature railway. Further investment circa £500,000 to restore and relaunch Poole Park’s railway and its station was completed towards the end of 2022. The train itself travels around the lake fronting The Ark.

With so much on offer, it’s busy all year round with many external activities drawing customers, including: park runs, cricket matches, yoga sessions, tennis, mini golf, bowls, sailing, paddle boarding, pedalo hire. There are charity events, council run family events and Oktoberfest is a new addition to the annual calendar. There is tremendous opportunity for further growth and to utilise the **exclusive catering rights across the park**.

## Description

### THE ARK CAFÉ

An impressive and inviting space with assorted tables, chairs, sofas and fixed bench seating suitable for up to 450 covers, part exposed brick walls.

### DOOR TO PATIO

Overlooking the miniature railway and lagoon, with seating for approx. 60 covers, umbrellas with heaters.

### POTTERY STUDIO

Benefiting from its own Kiln Room with commercial kiln and an extensive range of pottery.



### **ICE CREAM PARLOUR 1**

(by the miniature railway).

### **COMMERCIAL KITCHEN**

With stainless steel tables, stainless steel sink unit, deep bowl stainless steel sink unit, commercial dishwasher, plastic wall coverings, 6 burner gas hob with oven under, double deep fat fryer, Merrychef eye level gas grill, 2 microwaves, 2 fridges, chiller counter unit. Electrical cupboard with solar panel meter.

### **STAFF OFFICE**

### **LADIES, GENTS & DISABLED CLOAKROOMS**

### **OUTSIDE**

Concrete area. Bin Store. Paper and cardboard crusher. Double gates to the front of the property leading out into the Ark's car park.

### **SOFT PLAY CENTRE**

A separate entrance to The Ark's extensive and recently refurbished children's indoor soft play centre, catering for up to 145 people. A refurbishment programme was completed in 2023.

### **SOFT PLAY CAFE AREA**

With seating for approx. 64. Additional seating outside the under 3's area and along the side of the play frame.

### **DOOR TO PATIO**

With seating for approx. 14 covers.

### **UNDER 3'S DEDICATED SOFT PLAY AREA**

### **ICE CREAM PARLOUR 2**

(in front of a main adventure play park).

### **BOYS, GIRLS & DISABLED CLOAKROOMS**

### **THE KITCHEN ON THE LAKE, RESTAURANT**

### **GROUND FLOOR**

A light and modern glass restaurant overlooking the stunning lagoon. Mixed tables and chairs for 145 covers.

### **CONCERTINA DOORS TO TERRACES SURROUNDING THE RESTAURANT**

With external covers for up to 250 people. External decking and terraces.

### **LADIES, GENTS & DISABLED CLOAKROOMS**

### **FOOD PREPARATION AREA**

With lift upstairs to First Floor Restaurant.

### **WASH UP AREA**

### **STORE ROOM**

### **COMMERCIAL KITCHEN**

With walk in chiller, walk in freezer, Electrolux steamer, stainless steel wash up, chiller counter unit, gas fired pizza oven, stainless steel tables, 2 chiller counter units, double deep fat fryer, 4 burner gas range with oven under, microwave.

### **OFFICE**

With desk, CCTV system.

### **STAFF CHANGING ROOM/LAUNDRY ROOM**

### **LOBBY**

With ice machine.

### **CELLAR**

### **FIRST FLOOR**

### **OVERFLOW RESTAURANT/EVENT SPACE**

Arguably one of the best views in Poole. With approximately 70 covers.

### **FIRST FLOOR DOORS TO TERRACES**

Wonderful external wrap-around sun terrace, for approximately 75 covers.

### **SCOOPS ICE CREAM PARLOUR/TAKEAWAY KIOSK**

Standalone licensed takeaway kiosk. External seating.

## **Trading & Business**

The business operates from 10am-6pm, 7 days a week all year round. The turnover in the year ending 31<sup>st</sup> March 2025 was £1,459,123. Further accounts can be made available to genuinely interested purchasers.

## **Website Address**

[www.thekitchenpoolepark.co.uk](http://www.thekitchenpoolepark.co.uk).

[www.thearkpoolepark.co.uk](http://www.thearkpoolepark.co.uk)





## Licences/Permissions

We are informed that the Ark Cafe, The Kitchen Restaurant and Scoops hold a Premises Licence granted by BCP Council (Poole). The Licensing Act 2003 states that properties serving alcohol have a designated premises supervisor who must hold a Personal Licence. We suggest that all purchasers take appropriate professional advice. We have not had sight of this licensing documentation.

## Rateable Value

The Ark	to be confirmed
The Kitchen	to be confirmed

at the Uniform Business Rate of 49.9p in the £ for 2025/26. Information taken from the Valuation Office Agency website.

## Tenure

LEASEHOLD. The premises are held under two 40 year Council Leases commencing 2007 with a fixed rent. Further details can be made available.

## Price

£975,000 for the limited company plus Stock at Valuation to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

## Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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## Important

### THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

### ANTI MONEY LAUNDERING REGULATIONS

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

### REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://goadsby.com)



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