

# BUSINESS FOR SALE

## CAFE/EATERY



BUSINESS TRANSFER



**SANDWICHES ETC**  
112 HIGH STREET, POOLE, DORSET BH15 1DF

## SUMMARY >

- SPACIOUS HIGH STREET CAFE IN PROMINENT LOCATION
- FULLY FITTED AND EQUIPPED BUSINESS WITH REGULAR CLIENTELE
- AL-FRESCO DINING COVERS TO THE FRONT OF PREMISES
- SPACIOUS FIRST FLOOR STORAGE
- IN CURRENT OWNERSHIP FOR 18 YEARS



## Location

Prime High Street position opposite "Bon Marche" and "Savers Health & Beauty". Chapel Lane car park within 120 yards. Dolphin Centre approx. 0.2 miles (on foot).

## Accommodation

Coffee Shop (26 covers). Kitchen. Wash Up Room. First Floor Customer Cloakroom and Storage/Staff Room.

## Description

Through double doors into **Coffee Shop** with laminated topped tables with metal legs, mixed upholstered chairs for 26 covers, Coca Cola machine (on free loan), low level lighting, over door heater, insectocutor, wooden counter servery, cupboards under, electronic cash register, worktop surface with cupboards under, Logik glass fronted chiller unit, 2 counter fridges, stainless steel wash up, Panini maker. Through into **Waiter Area** with coffee machine, shelving and stairs up to First Floor. Through into **Kitchen** with non slip floor, plastic and stainless steel coated walls, 3 microwaves, 4 slice toaster, double chiller counter unit, Buffalo griddle, wash hand basin, upright fridge freezer, chest freezer, stainless steel table, electric oven, extraction above. Through into **Wash Up** with deep bowl stainless steel sink unit, dishwasher, table, counter fridge, stainless steel table. Door to outside rear. Stairs from Coffee Shop to FIRST FLOOR with **Landing**. Through into **Cloakroom** with wash hand basin, hot water heater, low level WC. Through into **Store Room/Staff Room** with washing machine, chest freezer. Through into **Shower Room** with cubicle. Through into **Store Room/Staff Room**. OUTSIDE To the front of the property there is a patio with mixed tables and chairs for 20 covers (BCP Council pavement licence required).

## Trading & Business

The 2 full time owners operate the business together and have traded for over 18 years from the premises. In the last trading year a turnover of approximately £125,000 was achieved with a profit of approximately £30,000. Further accounts can be made available to genuinely interested purchasers.

## Rateable Value

£14,500 at the Uniform Business Rate of 38.2p in the £ for 2026/27. F Information taken from the Valuation Office Agency website.

## Tenure

LEASEHOLD. We are informed that the landlord will grant a new 10 year lease, at a rent of £20,000 per annum, subject to approval of the incoming tenant. We have not had sight of this lease documentation.

## Price

£29,950 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 request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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.

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