

# FOR SALE

## GROUND FLOOR CAFE & TWO BEDROOM FLAT



goadsby

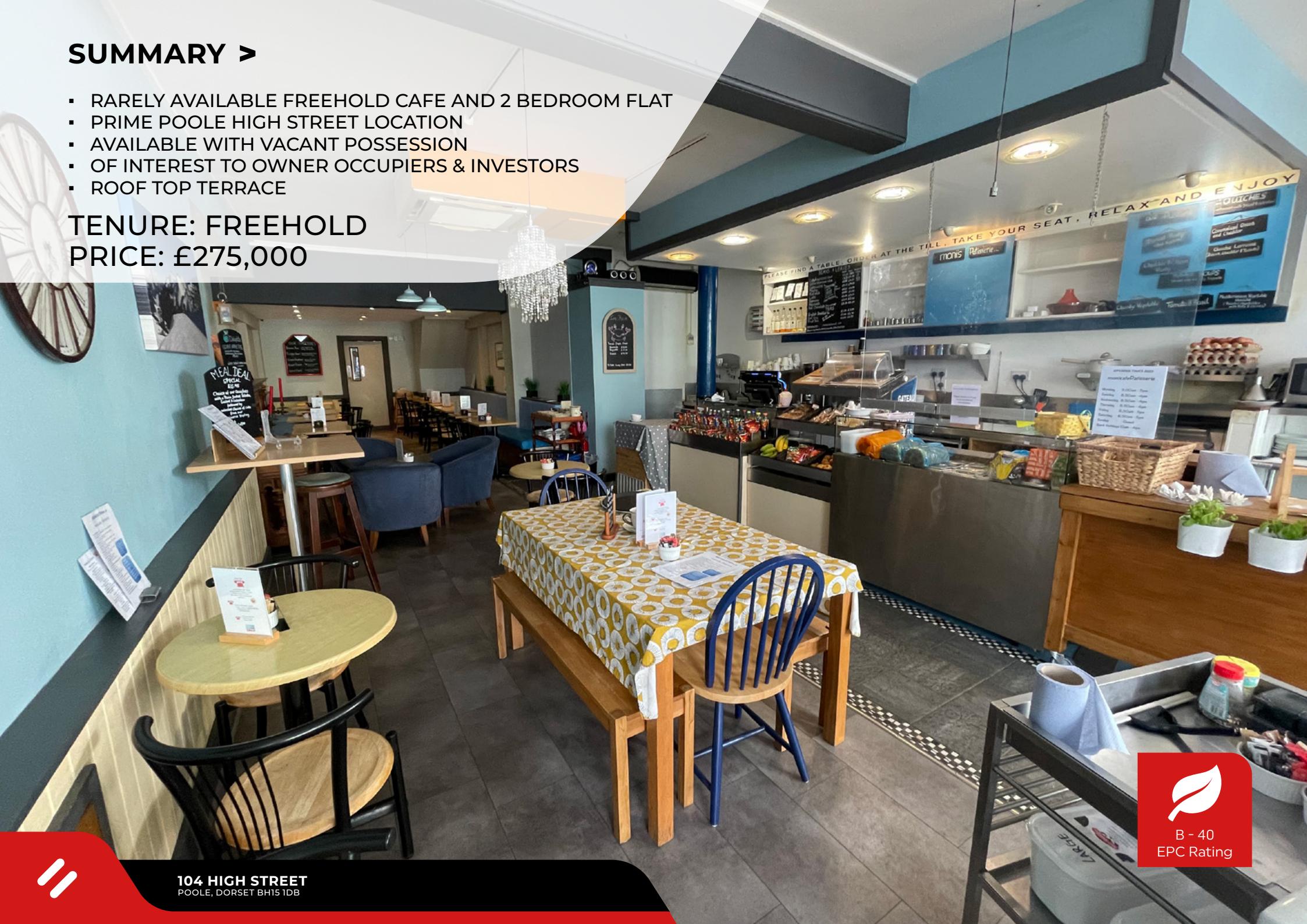
104 HIGH STREET  
POOLE, DORSET BH15 1DB

## SUMMARY >

- RARELY AVAILABLE FREEHOLD CAFE AND 2 BEDROOM FLAT
- PRIME POOLE HIGH STREET LOCATION
- AVAILABLE WITH VACANT POSSESSION
- OF INTEREST TO OWNER OCCUPIERS & INVESTORS
- ROOF TOP TERRACE

TENURE: FREEHOLD

PRICE: £275,000



## Location

- The premises occupies an excellent trading position within Poole's pedestrianised High Street
- Located approximately 300 metres from the popular Dolphin Shopping Centre and 480 metres from Poole Quay
- A number of multiple retailers are represented within the high street and well known names trading in the vicinity include **LLOYDS BANK, CAFFÈ NERO, CORAL and LABDROKES**

## Accommodation

Cafe (44 covers). Cloakroom. Patisserie Kitchen. Staff Cloakroom. Owners Accommodation comprising Lounge, Kitchen, 2 Double Bedrooms, Bathroom and Roof Patio Garden.

## Description

Double doors through into the **Café** with tiled floor, mixture of laminated tables with metal legs and tub chairs, high stools for 44 covers, blackboard menu display board, ice cream freezer, ceiling mounted air conditioning units, upholstered bench style seating, 2 children's high chairs, servery counter, chest freezer, non slip floor, dishwasher (on rental agreement), deep bowl sink unit, insectocutor, coffee machine, counter fridge, coffee grinder, deep bowl sink unit, chiller counter, 2 toasters, panini grill, 2 Tefal induction hobs, breakfast griddles, microwave, stainless steel table, 2 glass fronted chiller display units, 3 cupboard chiller counter unit with Bain Marie, Epos till system, 2 blenders, wall mounted air conditioning unit, piano. Through door into **Lobby** with 2 storage cupboards. Through door into **Ladies & Gents Cloakroom** with tiled floor, tiled walls, wash hand basin, low level WC, electric hand dryer. Through fire exit door. **Lobby** with door to outside rear. Stairs up to **FIRST FLOOR** with storage shelving. Through door into **Patisserie Kitchen** with tiled floor. **Staff Cloakroom** with wash hand basin, door into toilet with low level WC. Door into **OWNERS ACCOMMODATION** with stairs into **FLAT** with **Lounge/Kitchen** with stairwell to **SECOND FLOOR** **Landing Bedroom 1 DOUBLE. Bedroom 2 DOUBLE. Bathroom** with bath, shower attachment over, low level WC and wash hand basin. Door out onto the roof patio garden. **OUTSIDE** To the front of the property there is tables and chairs for 8 covers, retractable canopies.

## Rateable Value

£17,500 at the Uniform Business Rate of 49.9p in the £ for 2025/26. Council Tax Band "B". Information taken from the Valuation Office Agency website.

## Tenure

FREEHOLD.

## Price

£275,000.

## Viewing

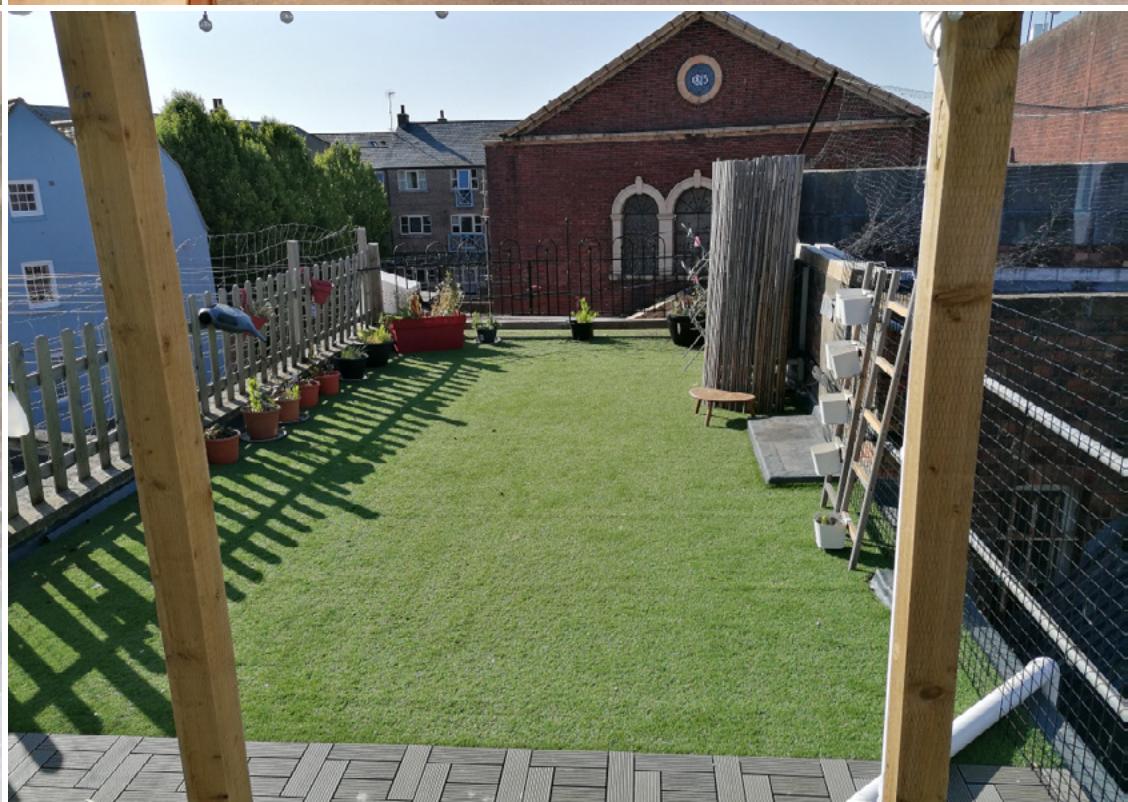
Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



**Edd Watts**  
**Associate Director**  
edd.watts@goadsby.com  
07968 299408

**Mark Nurse**  
**Associate Director**  
mark.nurse@goadsby.com  
01202 550176







## 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](http://goadsby.com)