

BUSINESS FOR SALE
INDEPENDENT COOK SHOP



BUSINESS TRANSFER



SALAMANDER COOK SHOP
57 HIGH STREET, WIMBORNE, DORSET BH21 1HS

SUMMARY >

- SUCCESSFUL INDEPENDENT TOWN CENTRE COOK SHOP - ESTABLISHED FOR 30 YEARS
- AWARD WINNING RETAIL BUSINESS WITH LOYAL REGULAR CLIENTELE
- HIGH QUALITY EXTENSIVE STOCK RANGE
- HUGE POTENTIAL TO EXPAND AND DEVELOP THE BUSINESS FURTHER
- INCLUDES WEBSITE AND ALL SOCIAL MEDIA ACCOUNTS



Location

Situated in historic Wimborne Minster. Town Centre location in prominent corner position. 5 miles north of Poole and approximately 10 miles north west of Bournemouth.

Accommodation

Retail Shop. Stock Room. Staff Cloakroom.

Description

Through front door into **Retail Shop** with tiled floor, LED lighting, LED spotlights, extensive free-standing and fixed display racking and shelving, wooden floor, pine counter servery, shelving under, Epos till system, modern CCTV system, alarm, Mitsubishi air conditioning and heating wall mounted unit, 3 large pine tables, standard wire racking throughout, pine dresser, 2 x 3m tables, 1 x 1m table. Door into **Walk in Storage Cupboard**. Through from Shop through door into **Stock Room** with extensive shelving, LED strip lighting, filing cabinet. **Kitchenette** with single drainer single bowl stainless steel sink unit, counter fridge, base units, fire exit to rear outside, desk with computer. **Staff Cloakroom** with low level WC, wash hand basin. OUTSIDE To the rear of the property there is a bin store area.

Trading & Business

This award winning cook shop has been operated by our clients for the last 7 years and is now available due to retirement.

The business trades Monday to Saturday from 9am until 5pm and Sunday's and bank holiday's from 11am until 3pm. The successful business is fully staffed and in the year ending 28th February 2025 achieved a turnover of £371,611 with a gross margin of 51% and a substantial profit. Accounts can be made available to genuinely interested purchasers.

Rateable Value

£25,250 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The premises are held under an original 9 year lease, from 6th March 2019, at a current rent of £33,900 per annum including VAT. The lease can be made available to genuinely interested purchasers.

Price

£59,950 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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