

BUSINESS FOR SALE

COFFEE SHOP/CAFE

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)

BUSINESS TRANSFER

goadsby

BLACK CACTUS CAFE

4 GREYHOUND SQUARE, BLANDFORD, DORSET DT11 7EB

SUMMARY >

- SUPERBLY PRESENTED & EQUIPPED INDEPENDENT BUSINESS
- PREMIUM LOCATION IN BUSY WALK THROUGH OPPOSITE MORRISONS SUPERMARKET
- ESTABLISHED CAFE - WITH OUTSIDE GARDEN SEATING
- IN CURRENT OWNERSHIP 6½ YEARS
- GENUINE RETIREMENT SALE



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Location

Prominent town centre location in busy walk through to main Blandford Car Park. Situated opposite Morrison's supermarket.

Accommodation

Coffee Shop (24 covers). Open Kitchen. Customer Cloakroom. External seating for 50+ covers.

Description

Through door into **Coffee Shop** with mosaic tiled floor, mix of wooden tables and chairs for 24 covers, 2 breakfast bars, high chairs, feature low level lighting, chest freezer, over door heater, insectocutor, upright glass fronted chiller display fridge, wooden counter servery, non slip floor, double bowl single drainer stainless steel sink unit, dishwasher, work top surfaces, microwave, 2 blenders, 4 slice toaster, double panini maker, counter freezer, 3 counter fridges, coffee machine, 2 coffee grinders, hot water urn, Epos till system (on rental agreement). Through door into **Customer Cloakroom** with low level WC, wash hand basin, hot water heater, electric hand dryer, baby changing, part tiled, extractor fan. OUTSIDE to the front of the property there is an electric awning. To the side and rear of the property al-fresco seating for 50+ covers.

Trading & Business

The owners inform us that the premises have been in their ownership for 6½ years. The cafe business is operated by the full time owner and staff as required. It is a daytime operation and provides quality coffee and drinks along with easy to prepare food such as toasties and cakes. Accounts can be made available to genuinely interested purchasers.

Rateable Value

£8,600 at the Uniform Business Rate of 38.2p in the £ for 2026/27. For the year 2026/27 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The premises are held under an original 10 year lease from 2019, at a current rent of £10,000 per annum. In addition, the owners have taken a lease on the garden, at a rent of £7,200 per annum. We have not had sight of this lease documentation.

Price

£89,900 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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