

# BUSINESS FOR SALE

## CAFE

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



BUSINESS TRANSFER

goadsby

**BRIDGES**

26 HIGH STREET, FORDINGBRIDGE, HAMPSHIRE SP6 1AX

## SUMMARY >

- EXTREMELY BUSY COFFEE/DINING BUSINESS (COULD OPERATE EVENINGS)
- PREMIUM TOWN CENTRE LOCATION
- INCLUDES COFFEE ROASTER, COFFEE ROASTING BUSINESS AND ELECTRIC VAN
- FULLY FITTED PREMIUM COMMERCIAL KITCHEN
- AL-FRESCO REAR GARDEN SEATING



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C - 55  
EPC Rating

## Location

Prominent High Street position with passing foot and road traffic. Popular and expanding small town situated on the fringes of the New Forest. Ringwood approx. 7 miles. Salisbury approx. 10 miles.

## Accommodation

Cafe (26 covers). Kitchen. Wash Up Room. Customer Cloakrooms. Back Room (18 covers). Garden Seating (for up to 14 covers).

## Description

Through front door into **Cafe**, upholstered wooden framed chairs and wooden topped tables with metal legs for 26 covers, feature ceiling wall lights, price menu display board, waiter station, wooden counter servery, Epos till system, hot water boiler, coffee grinder, coffee machine, counter fridge, shelving under, Bellwether coffee roaster. Through into **Lobby** with upright fridge freezer. Through into **Kitchen** with commercial non slip floor, assorted stainless steel tables, 3 cupboard chiller counter unit, 3 cupboard chiller freezer unit, insectocutor, toaster, double panini maker, plastic clad walls and part stainless steel clad walls, 2 microwaves, electric grill, double deep fat fryer, extensive extraction system, 6 burner gas range with oven under, Merrichef, stainless steel wash hand basin, paper towel dispenser, deep bowl sink unit, wall mounted gas boiler. Through door into **Wash Up Room** with deep bowl stainless steel sink unit, commercial dishwasher, shelving. **Ladies Cloakroom. Gents Cloakroom. Back Room Cafe** with wooden tables with metal legs and upholstered chairs for 18 covers, wooden dresser. Sliding door to rear outside. OUTSIDE with glass tables with metal legs and rattan style chairs for 12 covers, gravel, 2 parasols, metal table and chair. Lockable gate to side of the property. Gate to the rear car park. **Lock up Store Room** with 2 fridges, 2 freezers.

## Trading & Business

The owners inform us the business currently operates from Monday to Saturday 9am until 4pm (currently closed Wednesday and Sunday). In the year ending 31<sup>st</sup> March 2026 they achieved a turnover of £200,507 with an operating profit of £48,388.

The sale includes a electric Bellwether coffee roaster, an electric van and a growing branded coffee roasting business with huge growth potential.

## Rateable Value

£8,000 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 25 year lease which runs until 2033 with rent reviews every 3 years, at a current rent of £17,173.80 per annum, exclusive.

## Price

£104,950 plus Stock at Valuation to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

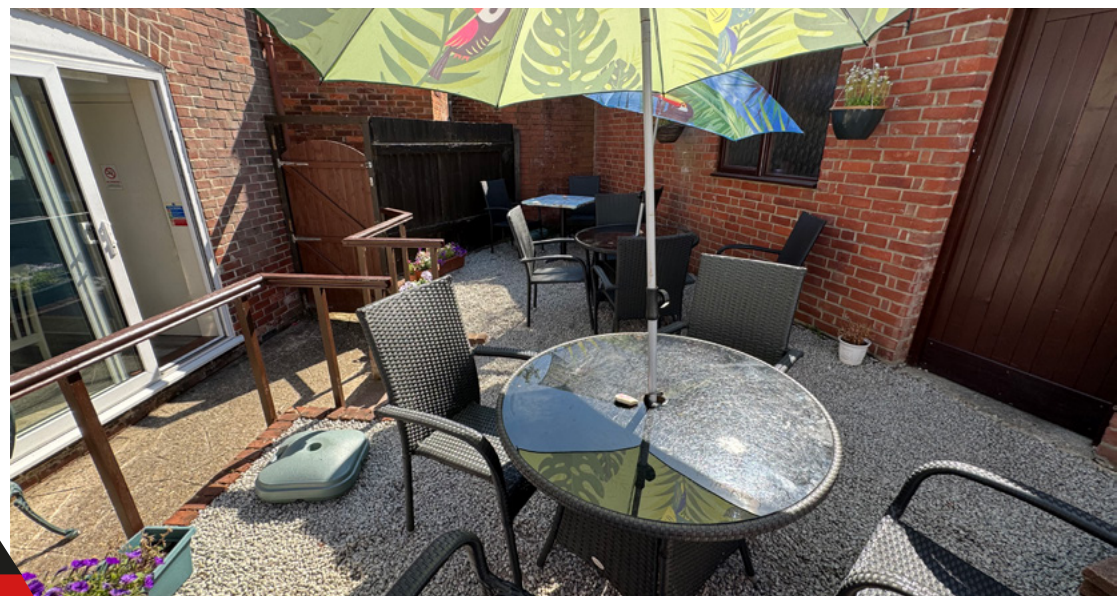
## Viewing

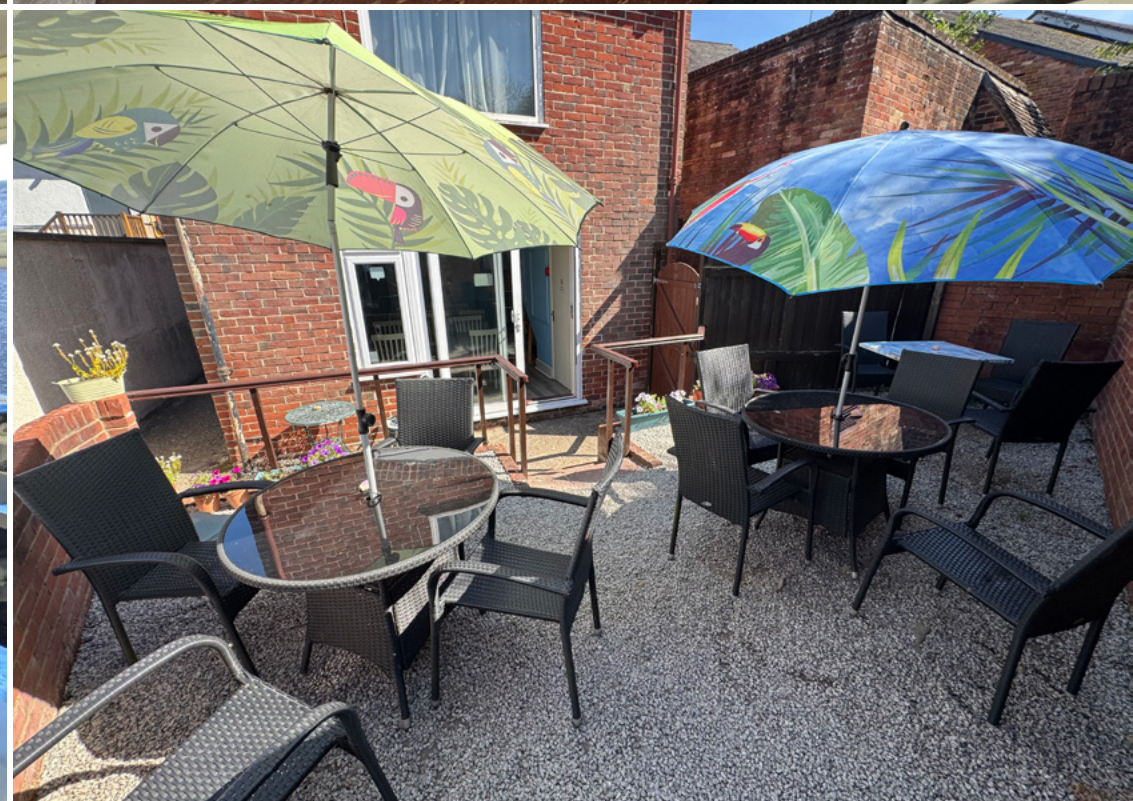
Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



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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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