

BUSINESS FOR SALE

CAFE

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



BUSINESS TRANSFER

goadsby

FORUM CAFE

34 SALISBURY STREET, BLANDFORD FORUM, DORSET DT11 7PR

SUMMARY >

Location Map

Streetview

- PROMINENTLY POSITIONED INDEPENDENT CAFE
- ESTABLISHED BUSINESS WITH REGULAR LOYAL CLIENTELE
- FULLY FITTED AND EQUIPPED CHARACTERFUL PREMISES
- LOW OVERHEADS AND BUSINESS RATES EXEMPT
- HUGE POTENTIAL TO EXPAND AND DEVELOP THE BUSINESS



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C - 65
EPC Rating

Location

Town Centre position. Popular Georgian Market Town. Passing vehicular and foot traffic. Wimborne approx. 12 miles. Shaftesbury approx. 12½ miles.

Accommodation

Cafe (12 covers). First Floor Cafe (14 covers). Cloakroom. Kitchen.

Description

Through door with steps up into **Cafe** with pine tables and upholstered chairs for 12 covers, feature low level lighting, counter servery, shelving, Polar refrigerator, chilled refrigerator, 2 counter fridges, Merrychef, counter fridge, stainless steel sink unit, small stainless steel sink unit, dishwasher, glass fronted fridge, coffee machine, coffee grinder. Through upstairs to **FIRST FLOOR Landing** with under stairs cupboard. Door into **Cafe** with 2 x 2 person sofas, mixed tables and chairs for 10 covers, wooden panelling. Stairs to **SECOND FLOOR** with door into **Lobby** with door into **Cloakroom** with low level WC, wash hand basin, electric hot water heater, paper towel dispenser. Through door into **Kitchen** with exposed beams, stainless steel table, 2 fridge freezers, single drainer single bowl stainless steel sink unit, microwave, 2 under counter freezers, chest freezer, Zanussi oven, shelving, table.

Trading & Business

The owner informs us that the cafe has traded from these premises since 2007 and enjoys a loyal, regular clientele. Currently opening on Wednesday's, Thursday's and Friday's to suit the owners requirements, the business offers an incoming operator scope to extend trading days and opening hours.

With its characterful setting and established customer base, there is potential to build on the existing trade through weekend opening, an expanded menu and further promotion. Accounts can be made available to genuinely interested purchasers.

Rateable Value

£7,500 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 owner informs us that the premises are held under an original 9 year lease from 15th May 2020, at a current rent of £9,744 per annum. 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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