

BUSINESS FOR SALE

BOUTIQUE GIFT SHOP/ART GALLERY & CLOTHING STORE



BUSINESS TRANSFER



GALLERY ON THE SQUARE

1 QUEEN MOTHER SQUARE, POUNDBURY, DORCHESTER, DORSET DT1 3BL

SUMMARY >

- BEAUTIFULLY PRESENTED BOUTIQUE GIFT SHOP, ART GALLERY AND CLOTHING STORE
- PREMIUM CORNER LOCATION ON PRESTIGIOUS POUNDBURY (APPROX. 1,900 SQ FT G.I.A.)
- HUGE POTENTIAL TO DEVELOP AND EXPAND THIS ALREADY PROFITABLE BUSINESS
- GENUINE RETIREMENT SALE - IN CURRENT OWNERSHIP SINCE 2011
- OWNERS 4 DESIGNATED CAR PARKING SPACES



4 Allocated
Parking Spaces



B - 34
EPC Rating



GALLERY ON THE SQUARE

1 QUEEN MOTHER SQUARE, POUNDBURY, DORCHESTER, DORSET DT1 3BL

Location

Prominent corner location in Poundbury on Queen Mother Square. Poundbury has been built on Duchy of Cornwall land, with the approval of King Charles III. Poundbury itself is home to more than 3,800 people and over 200 businesses. Queen Mother Square has a Waitrose & Partners and the Duchess of Cornwall (a Hall & Woodhouse Pub/Coffee Shop/Hotel). Dorchester Town Centre approx. 0.4 miles.

Accommodation

Entrance Hall. Gallery. Main Gift/Boutique Store. Store Room/Kitchen. Cloakrooms.

Description

Through door into **Entrance Hall** with tiled floor, ceiling lighting. Through double doors into **Gallery** with Karndean wooden flooring, ceiling lighting on rails, CCTV camera, extensive display shelving, 3 glass tables, picture wooden display racking, wall mounted picture displays, 2 wooden tables, display shelves with metal legs, 3 wooden display shelves. Across Reception with double doors into **Gift Shop/Boutique** with Karndean flooring, CCTV cameras, ceiling lighting on rails, 5 large feature ceiling lights, wooden manikin, 2 wooden tables, 4 x 3 shelving laminated display units, 3 wooden display units with lighting, glass display unit, 3 greeting card units, display units on wheels, greetings racking, 3 glass display cases, wall mounted electric night storage heater, counter server, Epos till system, shelving, cupboard, extensive clothing display racking, 2 wooden display shelves, assorted wall mounted mirrors, Karndean flooring. **Dressing Room** with chair, mirror and curtain. **Wrapping Area** with Epos till system, glass display table, mirror, storage cupboard, glass table. Through door into **Store Room/Kitchen** with stainless steel cladding, shelving, shelving cupboards, fridge, deep bowl stainless steel sink unit, stainless steel table, hot water tank. From Gift Shop through door into **Dressing Room** with mirror and chair. Door into **Store Cupboard**. **Lobby** through door with storage area. **Disabled Cloakroom** with low level WC. Through door into 2 cubicles with low level WC, tiled floor, wash hand basin, paper towel dispenser.

Trading & Business

The business has been operated by the current owners since 2011 and is being reluctantly sold to facilitate their retirement. The owners feel that under a younger, more proactive ownership the turnover and profitability could be substantially increased. We have been provided with accounts that show that in the year ending 31st December 2023 the turnover was £512,674 with an operating profit of £125,400. Accounts can be made available to genuinely interested purchasers.

Rateable Value

£15,000 at the Uniform Business Rate of 49.9p in the £ for 2024/25. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. A new lease will be made available, with terms to be agreed, at a commencing rent of £35,000 per annum, exclusive. We have not had sight of this lease documentation.

Price

£99,950 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.



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



GALLERY ON THE SQUARE
1 QUEEN MOTHER SQUARE, POUNDBURY, DORCHESTER, DORSET DT1 3BL





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



GALLERY ON THE SQUARE

1 QUEEN MOTHER SQUARE, POUNDBURY, DORCHESTER, DORSET DT1 3BL