

BUSINESS FOR SALE

CAFE

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



BUSINESS TRANSFER

goadsby

2K CAFE

5A MILL LANE, WIMBORNE, DORSET BH21 1JQ

Breakfast & Lunch

Toasted Teacake	£3.50
Crumplets	£2.75
Saps	from £5.70
Wraps	£6.50
Paninis	£8.50
Toasties/s	£7.00
Jacket Potato	from £7.60
Sandwiches	£7.00

Bon Appetit!

SUMMARY >

- SUPERB CAFE/COFFEE SHOP IN HISTORIC WIMBORNE
- ESTABLISHED CLIENTELE - CURRENTLY OPERATING DAYTIME TRADING HOURS ONLY
- FULLY FITTED AND EQUIPPED BUSINESS
- LOW OPERATING COSTS AND OVERHEADS
- COMPLETELY REFURBISHED BY THE CURRENT OPERATORS



MENU	
LUNCH	
Wraps	£6.50
Paninis	£8.50
Toasties/Sandwiches	£7.00
Fillings	
- cheese and onion	
- cheese and ham	
- tuna and sweetcorn	
- chicken and bacon	
- cheese and tomato	
- coronation chicken	
- Bacon Brie (panini only)	
- Bacon Brie with caramelized onions (panini only)	
Jacket Potato (comes with salad on the side)	
- tuna and sweetcorn	£8.60
- cheese	£7.60
- chicken and bacon	£8.60
- coronation chicken with beans	£7.60
Smoothies 300 ml	
- Mango juice, Raspberry, Strawberry/Pineapple	£5.10
- Pineapple juice, Raspberry/Strawberry	£5.10
- Tropical juice, Orange, Raspberry/Strawberry	£5.50
- Blackberry, Banana, Strawberry, Apple, Raspberry, Yoghurt	£5.10
- Pineapple, Coconut milk	£5.10
- Mixed Berry, Tropical Juice	£5.10
- Raspberry, Coconut	£5.10



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TBC
EPC Rating

Location

Town Centre location situated amidst local independent businesses. Ferndown approx. 4½ miles. Poole approx. 7 miles.

Accommodation

Cafe/Coffee Shop (14 covers). Kitchen. Wash Up Room. Cloakroom.

Description

Door into **Cafe/Coffee Shop** with laminated floor, mix of upholstered chairs and tables for 14 covers, price menu display boards, glass fronted chiller display, servery counter. **Kitchen Area** with laminated work top surfaces, non slip floor, counter freezer, counter fridge, 2 Problend milkshake machines, Epos till system (on rental agreement), coffee machine (on rental agreement), coffee grinder (on rental agreement), Robocoupe juice machine, wall and base units, shelving, part tiled walls, LED lighting. Through up into **Kitchen** with insectocutor, chest freezer, electric oven, George Foreman grill, 4 slice toaster, microwave, air fryer, 2 under counter fridges, shelving. Sliding door into **Wash Up Room** with non slip floor, commercial dishwasher, single drainer single bowl stainless steel sink unit, work top surface, cupboard under, stainless steel wash hand basin. Door into **Staff Cloakroom** with low level WC.

Trading & Business

The business provides easy to prepare snacks, light lunches, milkshake, smoothies and coffees. It is operated Monday to Saturday inclusive from 10am until 4pm and is closed on Sunday's. Further accounts can be made available to genuinely interested purchasers.

Rateable Value

£5,500 at the Uniform Business Rate of 49.9p in the £ for 2025/26. For the year 2025/26 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 5 year lease, at a current rent of £15,000 per annum. The owner informs us that a new lease will be made available by the landlord to the incoming tenant.

Price

£20,000 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



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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 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

