

# BUSINESS FOR SALE

## BREAKFAST/LUNCH/DINNER

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



BUSINESS TRANSFER

goadsby

**LOVE ALL FOOD**

489 RINGWOOD ROAD, FERNDOWN, DORSET BH22 9AG

## SUMMARY >

- BUSY WELL PRESENTED INDEPENDENT EATERY
- PRIME LOCATION ON BUSY MAIN ROAD FRONTING TESCO
- SUPERBLY FITTED AND EQUIPPED BUSINESS
- AL-FRESCO DINING TERRACE
- LOW OVERHEADS AND HUGE POTENTIAL TO EXPAND



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B - 40  
EPC Rating

## Location

Prominent Town Centre location in popular Ferndown. Fronting Tesco Superstore. Passing foot and road traffic. Ringwood approx. 6½miles. Bournemouth approx. 9 miles.

## Accommodation

Coffee Shop/Restaurant (24 covers). Kitchen. Cloakroom.

## Description

**Coffee Shop/Restaurant** with upholstered bench style seating, wooden tables with metal legs and upholstered chairs for 24 covers, 2 children's high chairs, high table (folds down), part exposed brick walls, original butchers commercial flooring, living moss wall, burglar alarm, fire alarm system, Samsung 360 ceiling mounted air conditioning unit, feature wall lights, low level lighting, wooden and galvanised steel topped bar servery, wine/drinks racking above, triple glass fronted chiller display, glass fronted chiller desert display fridge, double glass fronted chiller display, hot water urn, coffee machine, 2 coffee grinders, Epos till system (monthly rental agreement). Into **Kitchen** with commercial floor, commercial 3 cupboard chiller counter unit, plastic wall covers, stainless steel wall covers, chiller counter unit with chiller cupboard and 6 chilled drawers, Buffalo griddle, Adexa electric grill, deep fat fryer, Buffalo single and Buffalo double induction hobs, extensive extraction system above, Merrychef 3 single drawer counter freezer, chest freezer, service fridge, Adexa electric oven, microwave, shelving, double deep bowl stainless steel sink units, Nelson dishwasher, laminated work top surfaces, shelving, 4 slice toaster, Buffalo blender, glass dishwasher (on lease), insectocutor, heated gantry. Through Restaurant down through **Lobby** with door with dual hot water storage tank, shelving, fuse board, fire exit to the side of the property. Door into **Disabled Cloakroom** with low level WC, baby changing, disabled grab rails, wash hand basin, extractor fan, disabled pull cord system. OUTSIDE To the front of the property there are tables and chairs for 18 covers, awning, pagoda, fenced, 2 large planters. One car parking space.

## Trading & Business

The owners have operated the business primarily under management for 5 years. The business is an urban restaurant, serving all day breakfasts, lunch and beverages. On Friday and Saturday evenings they offer a tapas menu. The business achieved a turnover of £145,925 in the year ending 2025. Accounts can be made available to genuinely interested purchasers.

## Licences/Permissions

We are informed that the property holds a Premises Licence granted by Dorset Council (East Dorset). The Licensing Act 2003 states that properties serving alcohol have a designated premises supervisor who must hold a Personal Licence. We suggest that all purchasers take appropriate professional advice. We have not had sight of this licensing documentation.

## Rateable Value

£9,600 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 9 year lease from 25<sup>th</sup> June 2020, with 3 yearly rent reviews, at a current rent of £12,000 per annum. We understand that the landlord would grant a new lease subject to approval of the incoming tenant. The lease can be made available to genuinely interested purchasers.

## Price

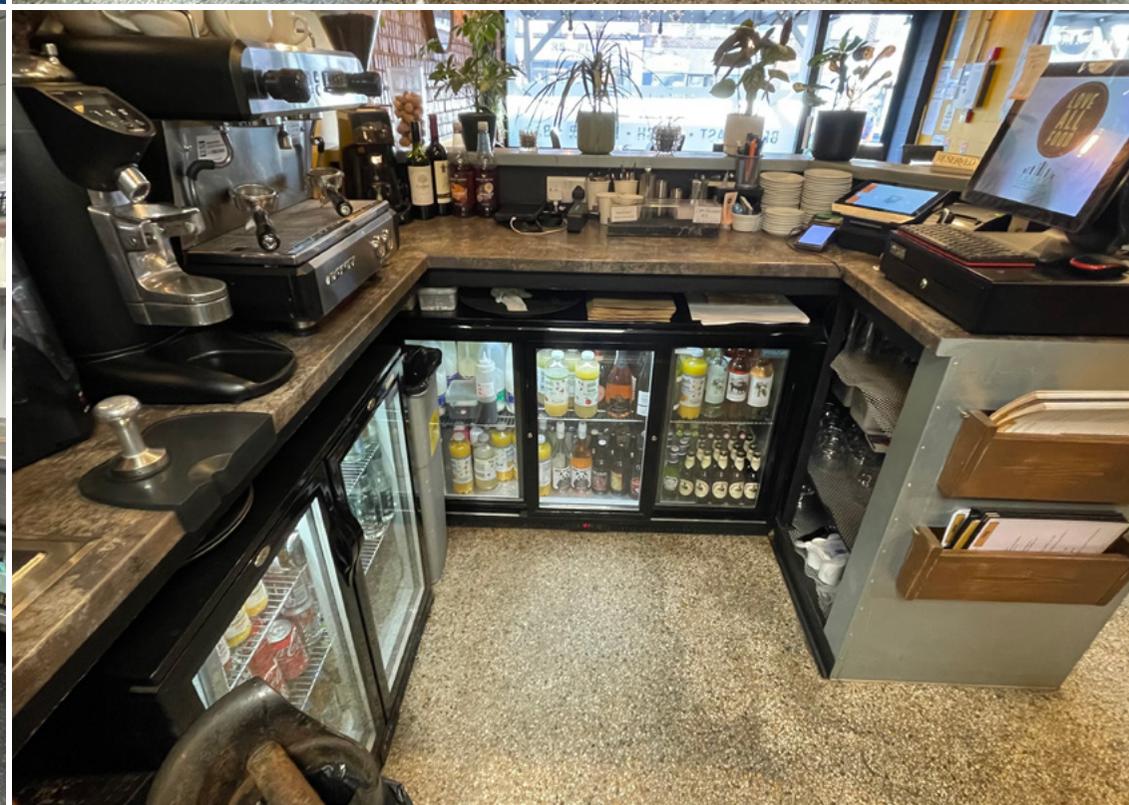
£64,950 plus Stock at Valuation to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

## 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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