

BUSINESS FOR SALE

BAKERY

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



BUSINESS TRANSFER

goadsby

THE COASTAL BAKERY

25 HIGH STREET, MILFORD ON SEA, HAMPSHIRE SO41 0QF

SUMMARY >

- SUPERBLY PRESENTED INDEPENDENT BAKERY
- PREMIUM LOCATION IN SHOPPING PARADE
- FULLY FITTED AND EQUIPPED BUSINESS
- BUSY SHOP ACHIEVING SUBSTANTIAL PROFIT
- 5 YEARS IN CURRENT OWNERSHIP



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B - 47
EPC Rating

Location

Central Milford on Sea location in shopping parade. Affluent coastal village on the edge of New Forest. Beach approx. 1/2 mile. Lymington approx. 4 miles. New Milton approx. 4 miles.

Accommodation

Bakery (11 covers). Kitchen. Store Room. Staff Cloakroom.

Description

Through front door into **Bakery** with laminated wooden floor, part brick part tiled walls, feature low level lighting, 2 ceiling fans, 2 leather chairs, 7 high stools, table and 2 chairs, wooden bread display unit, heated display unit, double glass fronted chiller display cabinet, wooden servery counter, 2 price menu display boards, worktop surfaces with cupboards under, shelving, cake display cabinet, bread slicer, coffee machine, coffee grinder, cash register, blender, glass fronted chiller cabinet. Door into **Kitchen** with panini maker, double drawer chiller unit with salad dispenser over, 2 electric fan ovens, single drainer single bowl sink unit, shelving, wash hand basin, microwave. Door into **Storage Area** with shelving, freezer, 2 stools, fridge. Door into **Staff Cloakroom** with low level WC, wash hand basin. OUTSIDE To the front of the property there are 2 tables and 4 chairs.

Trading & Business

The business is currently operated by the owner and 4 part time members of staff and trades 6 days a week providing high quality baked goods and beverages. A turnover of approximately £320,000 was achieved in the last trading year with a substantial net profit. Accounts can be made available to genuinely interested purchasers.

Rateable Value

£10,250 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 owner informs us that the premises are held under an original 7 year lease, with approximately 18 months remaining, at a current rent of £10,356 per annum. We are told that the landlord would be happy to provide a new lease subject to satisfactory references for the new tenant. We have not had sight of this lease documentation.

Price

£95,750 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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