

BUSINESS FOR SALE

TEA ROOM/COFFEE HOUSE



BUSINESS TRANSFER



THE HORSE WITH THE RED UMBRELLA
10 HIGH WEST STREET, DORCHESTER, DORSET DT1 1UJ

SUMMARY >

- HISTORIC TOWN CENTRE TEA ROOM/COFFEE HOUSE
- ESTABLISHED IN 1970 AND 21 YEARS IN CURRENT OWNERSHIP
- POPULAR AND WELL KNOWN BUSINESS WITH REGULAR CLIENTELE
- FULLY FITTED AND EQUIPPED BUSINESS
- INCLUDES OWNERS ONE BEDROOM FLAT ABOVE



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Grade II
Listed

Location

Historic Market Town. Town Centre position with passing road and foot traffic. Located opposite Dorset Museum and Art Gallery.

Accommodation

Tea Room/Coffee House (40 covers). Preparation Area. Kitchen. Customer Cloakroom. Owners Accommodation comprising Kitchen, Bathroom, Bedroom and 2 Store Rooms.

Description

Through double doors into **Tea Room/Coffee House** with wooden tables and chairs for 40 covers, bench style seating, glass fronted chiller display, servery counter, Epos till system, microwave, 2 counter fridges, work top surfaces, 2 Wega coffee machines, base units, coffee grinder, storage shelves, upright glass fronted chiller display. **Preparation Area** with shelving. Through into **Kitchen** with upright fridge, microwave, milk dispenser, hot water urn, laminated work top surfaces, base units, shelving, 4 slice toaster, 2 counter fridges, 4 microwaves, 2 eye level electric grills, electric oven, double oven, hob, commercial dishwasher, stainless steel wash up, deep bowl single drainer stainless steel sink unit, insectocutor, blender. Double stable door to rear outside. Door from Tea Room/Coffee House into **Lobby** with door into **Customer Cloakroom** with low level WC, wash hand basin. Stairs to FIRST FLOOR Landing into OWNERS ACCOMMODATION with Kitchen with laminated work top surfaces, wall and base units, stainless steel single drainer wash up, electric 4 hob range with oven under, plumbing for dishwasher, storage cupboard. Door into **Bathroom** with low level WC, wash hand basin, bath with shower attachment over. Door into **Bedroom** SINGLE. **Store Room** with 6 chest freezers. **Store Room** with shelving, 2 upright freezers. OUTSIDE Lockable Store Room.

Trading & Business

The owners inform us that the business currently operates from 7am until 3.30pm 6 days a week and is closed on Sunday's. The business serves easy to prepare homemade light meals, cakes and beverages and is operated by the owner and 2 full time members of staff and part time members of staff as required. Further accounts can be made available to genuinely interested purchasers.

Rateable Value

£16,750 at the Uniform Business Rate of 49.9p in the £ for 2025/26. Council Tax Band "B". Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The premises are held under an original 10 year lease from 1st April 2025, at a current rent of £20,000 per annum. Rent review will take place on 4th and 8th anniversaries of the lease. The lease can be made available to genuinely interested purchasers.

Price

£59,950 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.

goadsby.com



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