

# BUSINESS FOR SALE

## COFFEE SHOP

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



BUSINESS TRANSFER

goadsby

**STREET COFFEE**

132 PUREWELL, CHRISTCHURCH, DORSET BH23 1EU

## SUMMARY >

- BUSY INDEPENDENT COFFEE SHOP
- PROMINENT CORNER LOCATION WITH PASSING FOOT AND ROAD TRAFFIC
- SUPERBLY FITTED AND EQUIPPED BUSINESS
- WOULD SUIT OWNER OPERATOR/COUPLE
- STRONG LOCAL FOLLOWING & EXCELLENT GOOGLE REVIEWS



1 Allocated  
Parking Space



C - 59  
EPC Rating



**STREET COFFEE**  
132 PUREWELL, CHRISTCHURCH, DORSET BH23 1EU

## Location

Prominent main road position with passing foot and road traffic. Situated opposite free time limited roadside parking. Located amidst area of dense residential housing. Christchurch Town Centre within 1½ miles.

## Accommodation

Coffee Shop (20 covers). Kitchen. Cloakroom.

## Description

Through door into **Coffee Shop** with wooden laminated floor, ceiling spotlights, wooden tables with metal legs and leather style chairs for 20 covers, breakfast bar, power points, wall mounted air conditioning unit, CCTV cameras, part wooden walls, servery counter with laminated top, 3 ceiling mounted menu display screens, open drinks chiller display, waiter station. **Open Kitchen** with wall mounted cupboard, electric oven, deep bowl sink unit, stainless steel wash up, paper towel dispenser, plastic laminated walls, glass fronted chiller display, 3 cupboard chiller display, extraction fan, double deep fat fryer, griddle, Induction hob, Cibo high speed oven, 2 coffee grinders, toaster, blender, shelving, San Remo 2 group coffee machine, 2 counter freezers. Into **Lobby** with door into **Stock Room** with shelving. Door to rear outside. Door from Coffee Shop into **Cloakroom** with wash hand basin, cubicle with low level WC, wash hand basin. OUTSIDE To the rear of the property there is a bin store area, parking for 1 vehicle (subject to licence payment).

## Trading & Business

The business operates 7 days a week, daytimes only and serves simple to prepare food such as coffee, cakes and light meals. The owner informs us that the turnover was approximately £100,000 including VAT in the last trading year. Accounting information can be made available to genuinely interested purchasers.

## Rateable Value

£7,200 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 owners inform us that a new 10 lease will be made available at a rent of £9,600 per annum, exclusive with 5 year reviews. We have not had sight of this lease documentation.

## Price

£49,950 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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