

BUSINESS FOR SALE

COFFEE SHOP/PATISSERIE



BUSINESS TRANSFER

goadsby

PATISSERIE LUXE

32 HILL STREET, POOLE, DORSET BH15 1NR

SUMMARY >

- BUSY POOLE HIGH STREET LOCATION
- SUPERBLY FITTED AND PRESENTED BUSINESS
- FULLY FITTED AND EQUIPPED THROUGHOUT
- GENUINE REASON FOR SALE - OWNER RELOCATING



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C - 55
EPC Rating

Location

High Street position. Poole Quay approx. 0.4 miles (on foot). Located amidst a variety of independent retailers and businesses.

Accommodation

Patisserie (22 covers). Kitchen. Walk in Store Room. Office. Ladies & Gents Cloakroom.

Description

Through double doors into **Patisserie** with 5 star hygiene rating, tiled floor, mixed tables and chairs for approximately 22 covers, ice cream freezer, 2 glass fronted chiller display cabinets, servery counter, hot food display cupboard. **Kitchen** with shelving, Epos till system, upright glass fronted chiller display, upright fridge, counter fridge, microwave, single drainer single bowl stainless steel sink unit, coffee machine (on rental agreement), coffee grinder (on rental agreement). Through door into **Walk in Store Room** with shelving, 2 chest freezers. Door into **Office**. Through door into **Lobby** with door into **Gents Cloakroom** with low level WC, wash hand basin. **Ladies Cloakroom** with low level WC, wash hand basin. **Kitchen** with upright fridge, dishwasher, laminated work top surfaces, wall and base units, single drainer single bowl stainless steel sink unit, stainless steel sink unit, stainless steel table, electric hob with double oven under, extraction units, toaster, deep fat fryer, electric oven. OUTSIDE To the front of the property there are 3 tables and 6 chairs (a pavement licence is required).

Trading & Business

The business has established an excellent reputation as one of Poole's best-known independent patisseries and coffee shops, attracting a loyal customer base together with regular passing trade from the busy High Street. The premises benefit from an attractive, contemporary fit-out, allowing a purchaser to continue trading immediately with no significant capital expenditure required.

The owners advise that the business trades Monday to Saturday and is operated by choice rather than necessity, offering potential for future growth through longer opening hours, Sunday trading, increased takeaway and delivery sales, or expansion of the catering and celebration cake side of the business, subject to any necessary consents.

The business is offered for sale due to the owner's relocation, presenting a genuine opportunity for a new owner to acquire a well-established and highly regarded concern. Trading accounts will be made available to genuinely interested purchasers.

Rateable Value

£20,750 at the Uniform Business Rate of 38.2p in the £ for 2026/27. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The owner informs us that the premises have approximately 11 months remaining on the current lease, at a current rent of £16,800 per annum. We have not had sight of this lease documentation.

Price

£19,995 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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