



BUSINESS FOR SALE

NEW LEASE £9,000 p.a. - PREMIUM: £35,000

 **CAFE NOSH, 66 SEA VIEW ROAD, PARKSTONE, POOLE,
DORSET, BH12 3JY**



KEY FEATURES

- Family Business for sale
- In the same ownership for over 20 years
- Scope to renovate and increase trading hours or change the business completely.

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SITUATION & DESCRIPTION

The premises are situated in an established parade of shops fronting the busy Sea View Road that links Ashley Road with Ringwood Road. Poole Town Centre is approximately 2 miles south of Sea View Road. Occupiers in the parade include a Premier food Store.

The subject premises comprises a ground floor lock up shop that is fitted out as a day time café. The main sales area comprises customer seating and with kitchens located at the rear of the property. Behind the main seating area is a customer cloakroom and storage. Behind the shop there is a garage and covered parking space which is accessed from a service road across the back of the parade of shops.

ACCOMMODATION

Shop Width (front)	15'00"	(4.5m)
Shop Width (rear)	18'00"	(5.4m)
Kitchens	6'07" x 15'00"	(2.0m x 4.5m)
Depth	58'10"	(17.9m)
Rear Stores and WC	10'10" x 18'10"	(3.3m x 5.7m)
Total Sales Area	824 sq.ft.	(76 sq.m.) Approx
Garage	8'09" x 16'00"	(2.6m x 4.8m)
Covered parking	9'02" x 16'00"	(2.8m x 4.8m)

EPC RATING - D

RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £7,400 (previously £7,700)

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

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TENURE

Available on a new lease with terms to be negotiated at a rental of £9,000 p.a.

A 3 month rent deposit will be required to be paid by any incoming tenant.

We are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

BUSINESS

Family run business that has been in the current ownership for over 20 years that operates as a café serving Breakfast brunch and lunch

Trading hours

Tuesday to Sunday 8.30 am to 2.30 pm

Staff

Owner Son and one part time worker

Accounts show a turnover of £56,000 and £58,000 for the last two financial years

There is clearly potential to renovate the premises and increase turnover by opening earlier in the morning and also opening in the evenings.

PLANNING

Planning consent for change of use from Class A1 retail to Class A3 café (not including any hot food takeaway) was granted 8th July 2002. Planning application No. 02/18216/008/C

PREMIUM

£35,000 for Goodwill fixtures fittings of the business

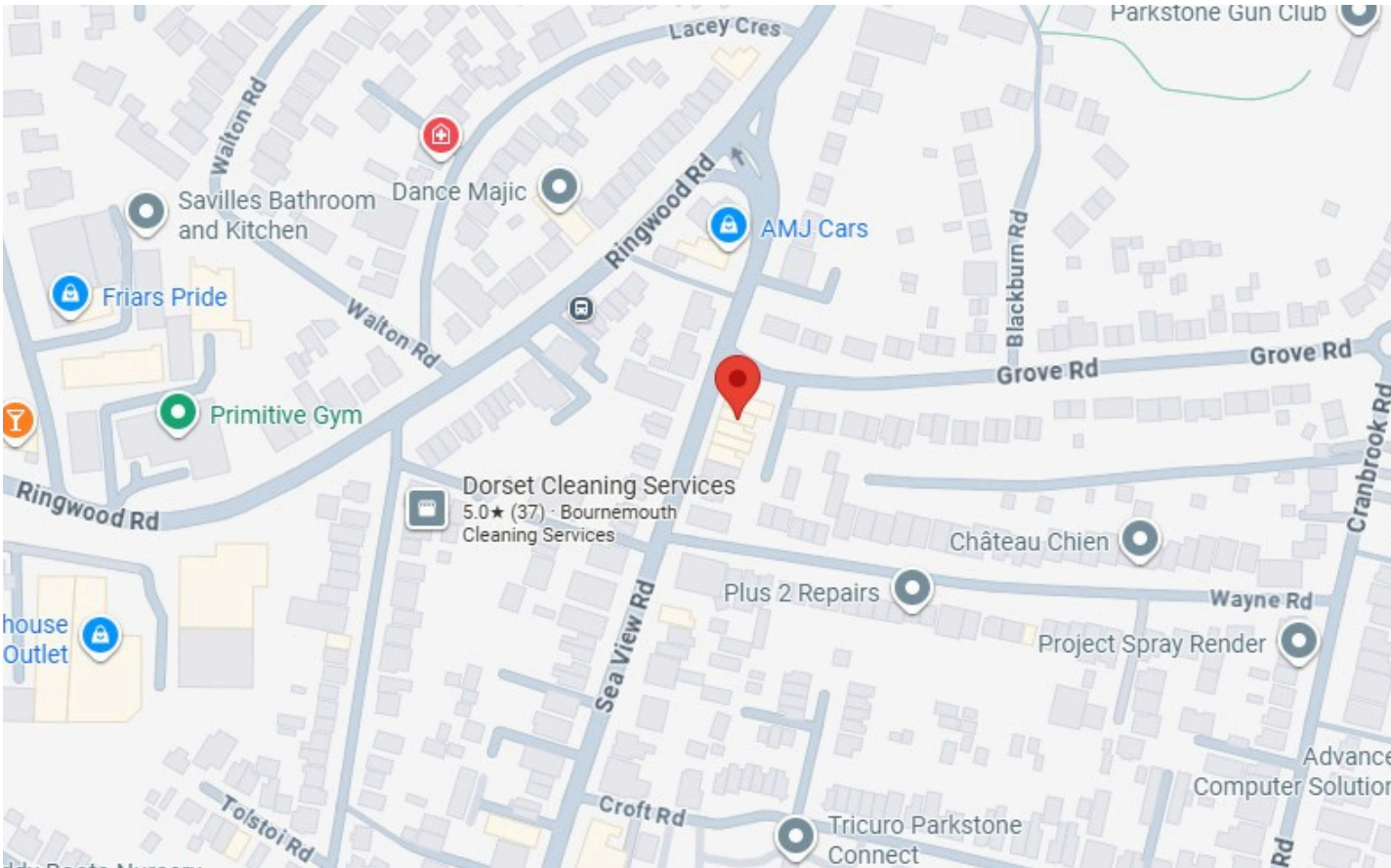
LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

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MAP LOCATION

© Google Maps



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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