



THE MARKET PLACE, 1 MARKET PLACE, RINGWOOD, HAMPSHIRE BH24 1AN

- LOCATION** Furlong Shopping Centre within 225 yards, Central Shoppers Car Park approx. 225 yards. Bournemouth approx. 13 miles. Salisbury approx. 17 miles. Southampton approx. 21 miles.
- FEATURES** Prominent corner trading position on main high street. Popular market town on the edge of the New Forest. Established local trade. Daytime café/deli. Refurbished to a high standard in current ownership. Well suited for owner operator. Fully fitted and equipped throughout. Owners car parking space. Genuine reason for sale.
- SUMMARY OF ACCOMMODATION** Café/Deli (30 covers). Back Preparation Room. Cloakrooms. First Floor Café (22 covers). Office. Staff Cloakrooms. Kitchen.
- TRADING & BUSINESS** The business operates as a daytime café and deli serving fresh local and seasonal produce, cooked to order. The menu includes easy to prepare cuisine such as breakfasts, sandwiches, jacket potatoes, cakes and puddings. It is felt that the business is ideally situated to open in the evenings if required. Further accounting information can be made available to genuinely interested parties.
- RATEABLE VALUE** £21,500 at the Uniform Business Rate of 47.1p in the £ for 2014/15. Information taken from the Valuation Office Agency website.
- TENURE** LEASEHOLD. The owners inform us that the lease commenced on 22nd October 1999 for a 21 year term, with 3 yearly rent reviews, at a current rent of £19,200 per annum. We have not had sight of this lease documentation.
- PRICE** £49,950 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

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Ref: H5419
MN219040

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute 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, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

Through front door into **Lobby** with inset floor mat. Through door into:

CAFÉ/DELI

With stripped pine tables and mixed pine chairs and upholstered bench style seating for 30 covers, glass fronted deli display fridge, display shelving, glass fronted chilled gateau/dessert display, price menu display boards, 2 high bar stools, under stairs cupboard, wooden counter servery with shelves under, non slip floor, Sab 4 head coffee machine/cappuccino/espresso, 2 single glass fronted chiller display fridges, double glass fronted chiller display cabinet, electronic cash register, coffee grinder, filter coffee machine, dumbwaiter.



Through into:

BACK PREPARATION ROOM

With non slip floor (2012), plastic splashbacks (fitted in 2012), wash hand basin, stainless steel table, stainless steel cupboard, microwave, shelving, toaster, air conditioning unit, fridge.



Door from Café/Deli into:

Lobby

With tiled floor, fire exit door to rear. Through door into:

**LADIES/
DISABLED CLOAKROOM**

With non slip floor, tiled walls, wash hand basin, grab rails, low level WC.

GENTS CLOAKROOM

With non slip floor, tiled, wash hand basin, low level WC, towel dispenser.



Stairs to:

FIRST FLOOR**Landing**

With fire door. Through into:

CAFÉ

With mixed wooden tables and chairs set for 22 covers (could be expanded), feature wall lights, carpeted floor, dado rail.

Walk in Office

With storage cupboard.

Lobby**GENTS STAFF CLOAKROOM**

With low level WC, wash hand basin.

LADIES STAFF CLOAKROOM

With low level WC, wash hand basin.

KITCHEN

With non slip floor, dishwasher, shelving, hot water tank, stainless steel sink unit with drainer, sink unit with drainer, wash hand basin, gas grill, 8 ring gas range with double oven under, double Panini maker, extensive extraction system above, Turbo fan, electric oven, toaster, 5 stainless steel tables, stainless steel table with heated and lit gantry above, upright fridge, 2 double freezers, stainless steel table.

**Walk in Storage Area**

With extensive shelving.

**OUTSIDE**

To the rear of the property there is a brick built lock up garage with electricity and one car parking space.

