



THE FARM SHOP & NO.8 CAFÉ

8 HIGH STREET

BEMBRIDGE

PO35 5SF

GUIDE PRICE £130,000 FFGW + SAV

Well established Farm Shop & Café for sale.

Location

Located on Bembridge High Street, the business benefits from a central location and a high footfall.

Bembridge is a coastal village offering a thriving village centre with a great pace of life and a fantastic community feel.

The beaches of Bembridge are within a short walk of the property and Bembridge Harbour is close by with popular sailing clubs and easy mooring facilities.

Bembridge is within an easy reach of the towns of Ryde, Sandown and Shanklin. The ferries at Fishbourne, Ryde and East Cowes are within a 30 minute drive providing transport links to Portsmouth and Southampton via car or as a foot passenger.

Description

A fabulous opportunity to purchase an established Farm Shop & Café.

The property comprises a well-stocked Farm Shop to the ground floor, with a cosy and traditional café on the first floor. Selling due to retirement, the current owner has traded the Farm Shop for 17 years and opened the café in 2017.

The business trades 9am-4pm Tuesday to Saturday, leaving scope to increase your trading hours if desired.

All fixtures and fittings are included in the sale, with all items being under 3 years old. A full inventory can be provided on request.

Services

The property benefits from mains electricity, gas, water and drainage.

Terms

Our client is asking Guide Price £130,000 for the fixtures, fittings and goodwill plus stock at valuation.

Business Rates

The VOA shows a ratable value of £5,400. Rates payable will be circa £2,700 without any applicable relief. Please refer all enquiries to the VOA direct.

Viewings

For all viewings please contact HRD Commercial on 01983 527727 or commercial@hrdiw.co.uk.

Hose Rhodes Dickson Commercial

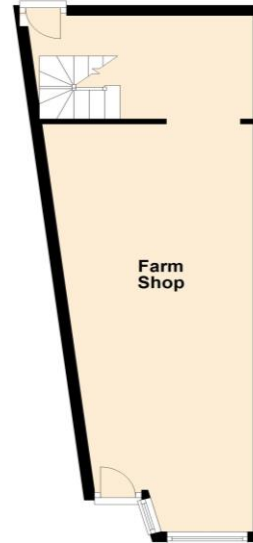
01983 527727

commercial@hrdiw.co.uk

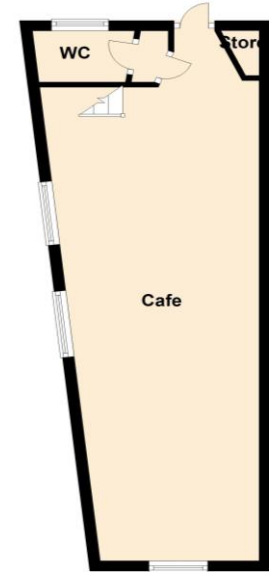
Hose
Rhodes
Dickson



Ground Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

This plan is for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate. Floor areas are approximate.
Plan produced using PlanUp.



Misrepresentation Act 1967

Hose Rhodes Dickson and any joint agents, for themselves and for the vendors or lessors of this property whose agents they are, give notice that, 1) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, 2) all dimensions and areas are approximate and all descriptions, reference to condition and necessary permissions for use and occupation, and other details, are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, 3) no person in the employment of Hose Rhodes Dickson or their joint agents has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated all rents and prices are quoted exclusive of VAT. 10/2009