



Primmer Olds **BAS**

# BUSINESS FOR SALE

## Sought After Wimborne Sandwich Shop For Sale

46 HIGH STREET, WIMBORNE, DORSET BH21 1HT

### KEY FEATURES

- Established Sandwich Shop 'Mango and Sorrel' Business For Sale
- Busy Trading Location in Wimborne Town Centre
- Premium of £50,000 Sought for Goodwill, Trade Fixtures Fittings and Equipment
- 100% Small Business Rates Relief (Subject to Eligibility)
- 10 Covers



Primmer Olds B-A-S  
43 High Street, Wimborne, Dorset, BH21 1HR  
Enquiries: Call us on 01202 887 555



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# 46 HIGH STREET

## LOCATION & DESCRIPTION

The attractive and historic East Dorset market town of Wimborne Minster is situated approximately 5 miles north of Poole and some 10 miles north west of Bournemouth.

The town features a vibrant mixture of local and national retailers. Both Waitrose and Co-op have supermarkets in the town centre. Additional major names trading in Wimborne include Costa, Superdrug, Clarks, White Stuff, WH Smith, Crew Clothing, Rohan, Fat Face, Phase Eight, Mint Velvet, Moshulu and JD Wetherspoons.

The subject premises occupy an extremely prominent trading position along the one way system of the High Street near the King Street/East Street junction.

Mango and Sorrel operates from a light, characterful premises and provides space for some 10 seating covers.

A large main service counter and kitchen area are located to the rear of the premises, fitted with a host of industry standard equipment plus additional storage and preparation area, WC and an external yard space.

The business, which is fully equipped for the trade, specialises in homemade sandwiches, baguettes and paninis. They also offer a wide choice of fillings including their popular weekly carvery option plus additional savoury snacks, cakes, coffees and a salad bar.

## TRADING HOURS

Currently our clients operate reduced opening hours from 09:00-2.30pm Monday-Saturday. As such there is good potential for the new owners, should they wish, to grow the turnover through operating longer hours.

## ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Main Sales Area	314	29.19
Kitchen	62	5.72
Store	92	8.6
WC		
<b>Total Internal Area</b>	<b>468</b>	<b>43.61</b>
External Yard	197	18.33

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

## PREMIUM

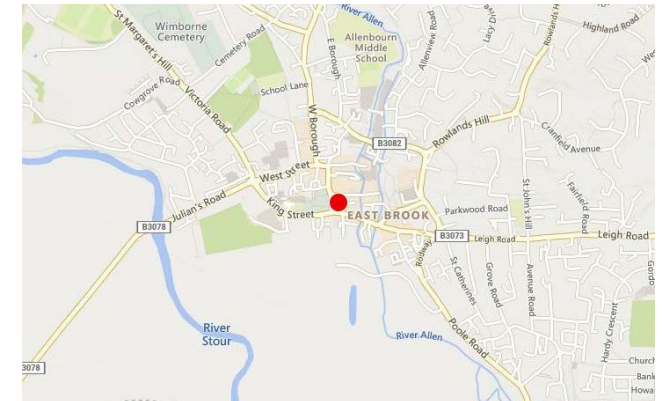
A premium of £50,000 is sought for the benefit of the leasehold interest, goodwill, trade fixtures fittings and equipment with stock (if required) to be purchased in addition at valuation.

## TERMS

Available by way of a new effective full repairing and insuring lease for a term to be agreed at a commencing rent of £12,000 per annum exclusive of rates and all other outgoings.

## MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



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## PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe', health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

## RATES

Rateable Value                      £9,000

Source – voa.gov.uk

The 2024/2025 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

\*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

## EPC

Asset Rating                              TBC

## CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



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