

BUSINESS FOR SALE

VILLAGE STORES

100% SMALL BUSINESS RATES
RELIEF AVAILABLE (SUBJECT TO TERMS)



BUSINESS TRANSFER



THE LULWORTH STORES
CHURCH ROAD, WEST LULWORTH, DORSET BH20 5SG

SUMMARY >

- RARELY AVAILABLE FREEHOLD UPMARKET LONG ESTABLISHED CONVENIENCE STORE
- LUCRATIVE LOCATION BETWEEN ICONIC LULWORTH COVE AND DURDLÉ DOOR
- EXCEPTIONALLY WELL FITTED SHOP WITH COMMERCIAL EQUIPMENT
- AL-FRESCO CAFE/DINING AREA FOR CUSTOMERS
- HUGE POTENTIAL TO EXPAND AND DEVELOP THE BUSINESS FURTHER IN NEW OWNERSHIP



3 Allocated
Parking Spaces



D - 77
EPC Rating

Emma's Country Cakes

Emma's Country Cakes began as a cottage industry. Established by Emma Davies in 1992 in her cottage kitchen, inspired by childhood memories of baking with her mother. We now supply over 700 outlets thanks to support from our loyal customers. Our cakes are still handmade in our bakery in Gloucestershire.



Natural
Colours ✓

No Artificial
Preservatives



by hand, to order, to you



Natural
Flavours ✓

Handmade
Traditional Ingredients

THE LULWORTH STORES

CHURCH ROAD, WEST LULWORTH, DORSET BH20 5SG

Location

Located in Lulworth village close to Holy Trinity Church. The shop is situated between Lulworth Cove and Durdle Door and is adjacent to free roadside parking.

Accommodation

Retail Shop. Walk in Store Room. Kitchen Area. Wash Up Room.

Description

Covered **Porch Area** selling buckets and spades, clothes, hats, games and fruit and veg. Through double doors into **Retail Shop** with wooden laminated floor, large 6 door commercial chiller cabinet, Emma's Country Cakes display stand, Swan bakery display stands, double glass fronted freezer, counter servery for bakery area, oven bake n bite machine, extensive display shelving, ice cream freezer, 4 glass fronted display stands, newspaper display, double glass fronted chiller display, counter servery, 2 Epos till systems (new 2023), CCTV display screen and cameras (new in 2022), electronic scales, access to loft. Through door into **Walk in Store Room** with extensive display shelving, wash hand basin, CCTV display screen, wall mounted Uattend staff hours time machine. Through into **Kitchen Area** with 2 stainless steel tables, coffee machine, coffee grinder, shelving, under counter fridge freezer, oven, Pro blend, milkshake maker, heater. From Shop through door into **Wash Up Room** with double bowl sink unit, kettle, CCTV screen, upright fridge. Door to outside. OUTSIDE Customer car parking for 3 vehicles. To the side of the property there is a bin store area with double gates to front. **3 Lock Up Sheds** (Shed 1 – general stock, Shed 2 – upright glass fronted chiller display, Shed 3 - chest freezers and shelving). Door into **Staff Cloakroom** with low level WC, wash hand basin. To the front of the premises there are 3 x 4 person wooden benches with parasols, 2 large plastic display stores for wood/kindling. **Walk in Shed** for mainly wet suits, snorkels and flippers. Into **Second Walk in Display Shed** with assortment of clothes, goggles and inflatables.

Trading & Business

The owners inform us that the retail shop business is operated by the 2 full time owners and 2 part time members of staff and typically opens 2 weeks prior to Easter and closes in the first week of November. Accounts can be made available to genuinely interested purchasers.

Licences/Permissions

We are informed that the property holds a Premises Licence granted by Dorset Council (Purbeck). The Licensing Act 2003 states that properties serving alcohol have a designated premises supervisor who must hold a Personal Licence. We suggest that all purchasers take appropriate professional advice. We have not had sight of this licensing documentation.

Rateable Value

£9,500 at the Uniform Business Rate of 49.9p in the £ for 2023/24. For the year 2023/24 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Information taken from the Valuation Office Agency website.

Tenure

FREEHOLD.

Price

£595,000 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.



Mark Nurse
Associate Director
mark.nurse@goadsby.com
01202 550176







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 need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

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.

[goadsby.com](https://www.goadsby.com)

