

BUSINESS FOR SALE

BAKEHOUSE & TAKEAWAY

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

PICKLED WEASEL
Bakehouse & Takeaway

01590
641155



BUSINESS TRANSFER



PICKLED WEASEL

54 HIGH STREET, MILFORD ON SEA, LYMINGTON, HAMPSHIRE SO41 0QD

SUMMARY >

- WELL PRESENTED INDEPENDENT BAKEHOUSE & TAKEAWAY
- PREMIUM LOCATION FRONTING VILLAGE GREEN
- FULLY FITTED AND EQUIPPED BUSINESS
- POPULAR SHOP ACHIEVING AN EXCELLENT TURNOVER
- GENUINE RETIREMENT SALE

* Americano 2.30/2.90
Cappuccino 2.70/3.30
Latte 2.80/3.40
Flat White 3.00 —
Espresso 2.10/2.80
Ristretto 2.10/2.80
Macchiato 2.30/2.90
Mocha 3.40
Hot Chocolate — 2.90
Luxury Hot Choc 3.20
Tea 2.00

Suncream Dairies

Award winning Gelato Ice cream
made with Double Cream!!
* Madagascar Vanilla
* Strawberries & Cream
* Cappuccino Amaretto
* Swiss Chocolate Chunk
* Rum & Raisin
* Sea salted Caramel
£3.20 per large scoop, served in a large double cone tub



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C - 58
EPC Rating

Location

Central Milford on Sea - premium position opposite the village green. Affluent coastal village on the edge of the New Forest. Beach approx. ½ mile. Lymington approx. 4 miles. New Milton approx. 4 miles.

Accommodation

Bakehouse & Takeaway. Kitchen. Preparation Kitchen. Store Room. Cloakroom.

Description

Recessed **Porch** through door into **Bakehouse & Takeaway** with laminated wooden floor, high table with 2 high stools, counter unit with hot glass display above, 3 Polar glass fronted chiller units, glass fronted chiller display unit, ice cream freezer, Polar drinks cooler, wall mounted blackboard, glass fronted display unit, ceiling mounted spot lights, feature low level ceiling lighting, panini maker. Through into **Lobby** with upright freezer. Through into Kitchen with shelving, wash hand basin, coffee machine, work top surfaces, stainless steel table, 2 Lincat ovens, counter fridge, upright fridge, 2 upright freezers, cupboard. Through door into **Preparation Kitchen** with 2 microwaves, roll edge laminated work top surfaces, base units, shelving, 4 hob electric induction oven, 2 deep fat fryers, insectocutor, counter fridge, dishwasher, wash hand basin, paper towel dispenser, single drainer single bowl stainless steel sink unit with cupboard under. Door to rear outside. Through door into **Store Room** with upright fridge, upright freezer. Door into **Cloakroom** with low level WC, wash hand basin, hot water heater over.

Trading & Business

The owners inform us that the business trades Tuesday to Sunday inclusive all year round, from 9am until 3pm. The Pickled Weasel sells snacks and light meals such as sausage rolls, quiche, salad, sandwiches and cakes. This is the perfect business opportunity for a couple or partnership. Further accounts can be made available to genuinely interested purchasers.

Rateable Value

£5,600 at the Uniform Business Rate of 49.9p in the £ for 2024/25. For the year 2024/25 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The owners inform us that the premises are held under a new 6 year lease from September 2024, at a rent of £9,900 per annum. The lease can be made available to genuinely interested purchasers.

Price

£45,000 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.



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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



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