



THE GREEN GOAT, 5 WEST STREET, CORFE CASTLE
£35,000 FOR THE BENEFIT OF THE BUSINESS

This is a rare opportunity to acquire a popular cafe/delicatessen which has been successfully run over the last few years. It is uniquely located in the heart of the village approximately 250m from the Square and Castle ruins.

The business has an excellent reputation operating throughout the year, catering for both locals and the numerous visitors to this historic village, with various festivals boosting a good seasonal trade. Internally the restaurant offers seating for 24 covers with additional outdoor seating to the front with covers for 12.

The extensive commercial catering equipment, furniture and furnishings are included in the sale. Audited accounts and the lease are available for inspection by genuine applicants on request.

PURCHASE TERMS

£35,000 for the benefit of the goodwill of the business and fixtures and fittings.

LEASE TERMS

10 year lease from the 6th May 2024. Rental £15,000 pa. Rent review 5th year. The tenant is responsible for internal redecoration.

CONSTRUCTION

The original building is thought to date back to 1833 and is predominantly constructed of Purbeck stone, with the main roof covered with slate.

LOCATION

The quintessential village of Corfe Castle lies at the centre of the Isle of Purbeck and sits to the West of the seaside resort of Swanage (5 miles distant) with its fine, safe, sandy beach and the market town of Wareham a similar distance. Much of the area surrounding the village is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, part of the World Heritage Coastline. Mainline rail link at Wareham, to London Waterloo approximately 2.5 hours. The A31 can be joined at Bere Regis providing a route to the M27/M3 and London/Home Counties beyond.

SERVICES

All mains services connected.

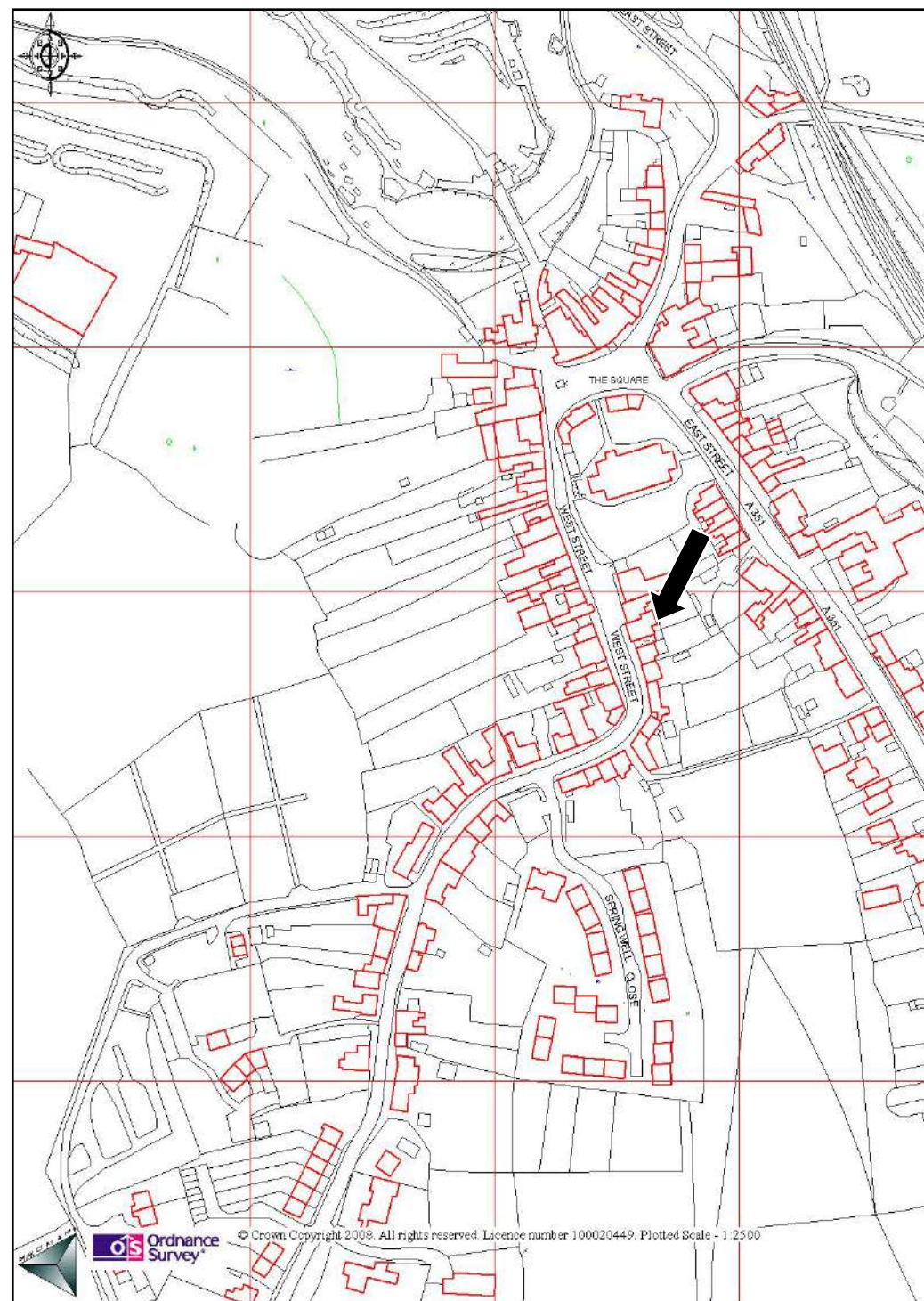
RATEABLE VALUE

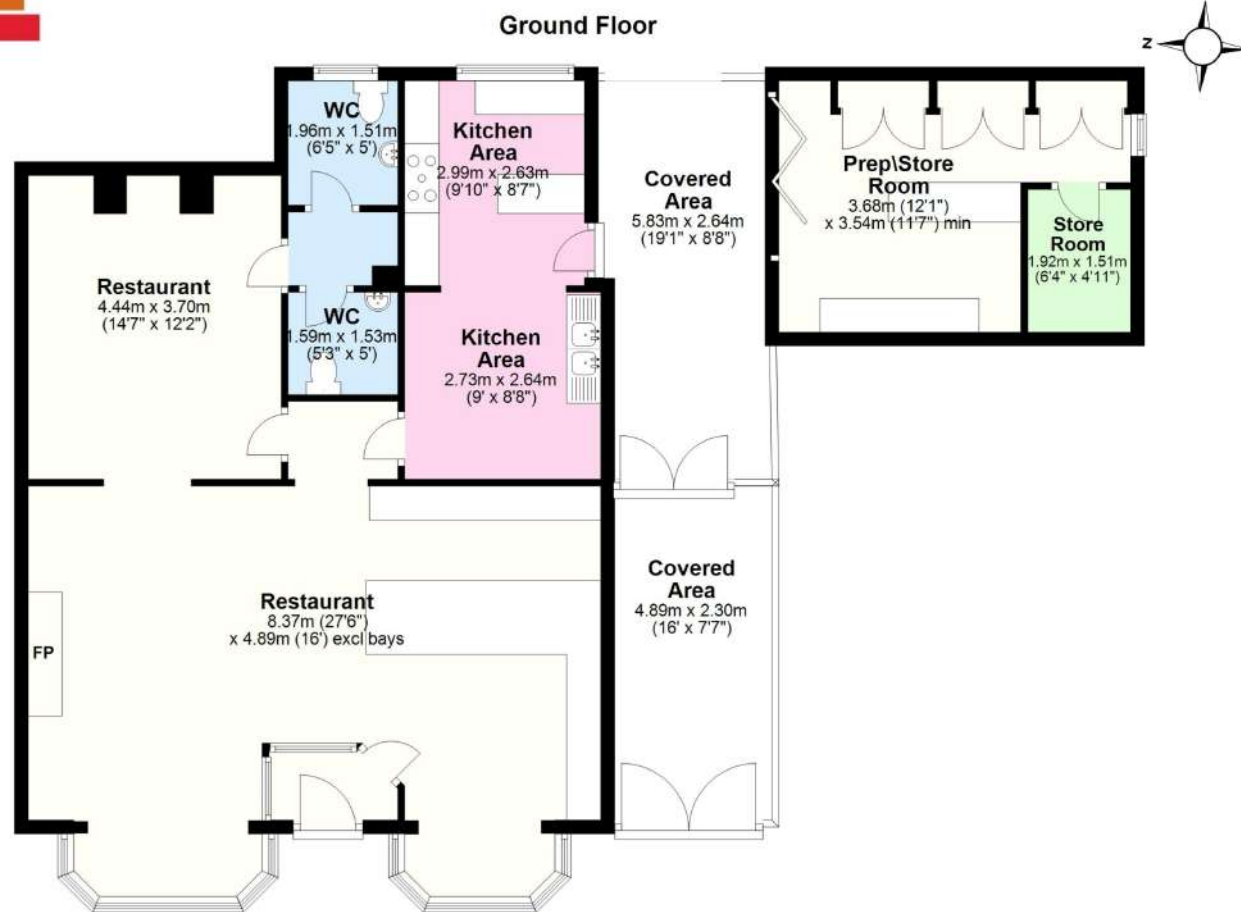
£10,000. Current Rates Payable £4,990. Small Business Rate Relief Available.

VIEWINGS

Viewing of this exceptional business opportunity is highly recommended, all viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode BH20 5HU.

Property Ref COR2182





Total Floor Area Approx. 105m² (1,130sq ft)

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



