

ESTATE AGENTS \* LETTING AGENTS \* RESIDENTIAL & COMMERCIAL



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**ICE CREAM KIOSK, THE ESPLANADE,  
WEST BAY, BRIDPORT, DORSET, DT6 4HE.  
£100,000 TO INCLUDE LEASE, GOODWILL AND EQUIPMENT**

The opportunity to acquire an Ice Cream business located in a most advantages sea front position in this coastal holiday, fishing village (Broadchurch) on the Jurassic Coastal Path.

The premises comprises a substantial concrete structure of about 95sq. ft.

Entry door and two opening serving counters. The equipment includes Taylor Flavour Burst dispenser and Taylor soft ice cream machine. Currently offering New Forest ice cream. Sink with hot water heater, 4 large storage refrigerators, and chilled cabinets. 2 Strip lights. Ceramic flooring.

The business is available due to the husband and wife retiring after 48 years of very successful operating.

Services: Mains water and electricity.

Tenure: The remainder of a 3 year lease granted 24<sup>th</sup> June 2015.

Rent: £7,500 per annum payable quarterly.

N.B The trading concession extends along the esplanade from the harbour to the East of and to the shelter on the esplanade.

Outgoings: RV - £5500. Rates payable - £2662. Water charges.

Accounts will be available to interested parties.