

Dessert Dock

Site Requirement & Landlord Proposal

Dessert Dock is a proposed delivery & takeaway dessert business operating from a professionally converted 20ft shipping container.

The concept is designed to be compact, visually distinctive and largely self-contained, allowing us to operate from underused external space such as part of a car park, retail site, leisure destination, industrial estate or other commercial property.

We are looking to lease or licence a small external pitch for the container and associated customer access.

The Unit

The proposed unit is a new 20ft high-cube shipping container, professionally converted for food-service use.



Approximate dimensions:

- Length: 6.1 metres
- Width: 2.44 metres
- Height: 2.9 metres
- Footprint: approximately 15 m²

The container would include:

- Customer serving window
- Separate staff access door
- Commercial food-preparation area
- Refrigeration and freezer storage
- Handwashing and washing facilities
- Internal lighting and ventilation
- Electrical distribution and safety equipment
- External Dessert Dock branding

The container remains a removable structure and could be relocated if required at the end of the agreement.

Site Requirements

We are flexible on the exact site layout, but ideally require approximately 2–4 parking-space equivalents for the container, servicing and customer access. The preferred site would provide:

- Safe vehicle access for installation and servicing
- Customer parking or nearby parking
- Pedestrian access
- Delivery-driver access
- Potable mains water
- Foul/waste-water drainage
- Single phase electrical supply

The business will be fully electric and will not require a gas supply.

Where utilities are available within an existing building, we would install a suitable sub-metered connection from the landlord's supply, subject to agreement and professional installation.

Operation

Dessert Dock will primarily sell takeaway desserts, including products such as waffles, baked desserts, ice cream, milkshakes and associated drinks.

The site would be designed around collection, takeaway and delivery-app orders rather than traditional sit-down dining.

Anticipated trading is primarily afternoon and evening, although final opening hours would depend on the location, planning consent and any site restrictions.

We would be happy to discuss appropriate operating hours with the landlord.

Site Management

The site would be operated as a professional commercial food premises.

We would be responsible for:

- Cleaning and maintaining the unit
- Commercial waste disposal
- Food-business registration and compliance
- Appropriate insurance
- Equipment maintenance
- Utility consumption
- Staff management
- Keeping the immediate area surrounding the unit clean and presentable

Waste would be stored securely and removed through an agreed commercial waste arrangement.

What We're Looking For

We are open to either:

- A commercial lease
- A licence to occupy
- Concession agreement
- Short initial trial period
- Longer-term agreement where appropriate

A 6–12 month initial agreement with the ability to extend could be particularly attractive while the concept establishes itself at the location.

We are happy to discuss either a fixed monthly site fee or another suitable commercial arrangement.

Why Dessert Dock?

Dessert Dock has been designed specifically around a compact container format rather than adapting a traditional shop. For a host site, this provides the potential to:

- Generate income from otherwise underused external space
- Add another customer-facing amenity to the site
- Increase evening and weekend activity
- Attract additional visitors
- Introduce a visually distinctive independent food operator
- Avoid the permanent alterations associated with a traditional retail unit

The container itself would represent a significant investment and would be professionally presented and maintained.

Next Steps

At this stage, we are primarily looking to identify suitable locations and speak with property owners who may be open to the concept.

If a potential area of land is available, we would be happy to visit the site and discuss:

- Exact positioning
- Access
- Utilities
- Trading hours
- Rent/licence fee
- Planning requirements
- Installation arrangements
- Length and structure of agreement