



For Sale By Private Treaty Subject to Contract

COFFEE SHOP / TAKEAWAY WITH COVERS FOR 12, ADJACENT TO TOWNS HIGH STREET

LINDSEY'S, 66 MILL STREET, BIDEFORD, NORTH DEVON, EX39 2JT

PRICE: Offers invited in the region of £35,000 Leasehold to include all trade fixtures, fittings and equipment and the goodwill of the business plus SAV

- Well appointed coffee shop / takeaway premises*
- Covers for circa 12 (scope for more), customer toilet and rear preparation area / kitchen*
 - Potential for outside seating*
- Well positioned for take-away / lunchtime trade, adjacent to High Street*
 - Trading daytime only 9.30 - 4.30pm, 6 days per week*
 - Currently operated by partnership after 12 successful years*
 - Currently receiving full business rates relief*

LOCATION

With a resident population of around 32,000 including nearby villages, Bideford is the second largest town in North Devon, and the town has a reputation as a pleasant place to live, work and visit. In recent years Bideford has benefited from lots of investment and development, including the ongoing Atlantic Park retail area and improvements to the historic town centre and quayside, and the current Local Plan allows for a further 4,000 homes plus leisure facilities. Bideford is within 3 miles of some well-known North Devon locations such as Appledore, Westward Ho!, Instow and Northam and only 9 miles from the area's commercial centre of Barnstaple. It is also within a half-hour's drive of Exmoor National Park, the beaches around Woolacombe, Croyde and Saunton, and the Devon-Cornwall border.

THE SITUATION

The property is situated within the pedestrianised area known as Mill Street, adjacent to the entrance to the town's High Street, it is located opposite close to WH Smith and Co-Operative Food. Other operators in the immediate vicinity include Barclays Bank and First Choice Travel Agents. Mill Street has undergone considerable investment of recent years including mixed residential and commercial development schemes.

THE PROPERTY AND CONSTRUCTION

Being single fronted premises, the building was refurbished during 2008 and 2009, and now offers coffee shop / take-away premises with covers for 12 (scope for more) and counter servery for take-away orders. Additional specification includes customer toilet, air conditioning, preparation area, intruder alarm, laminate flooring.

THE PROPOSAL

Our clients are inviting offers for the Leasehold interest, with an assignment of the existing 10 year lease from 2018. Alternatively we understand a new lease may be available from the Landlords The current rent is £13,500 per annum.

THE BUSINESS

Our client has operated the business since it was established in 2009 and offers a manageable menu of hot and cold drinks, snacks, cakes, light lunches, afternoon tea etc. The business is operated by a husband and wife partnership, with current operating hours of 9.30am - 4.30pm, 6 days per week. It is thought additional revenue and footfall could be generated by having tables outside, of which there is space for 3, 2 seats at each. A pavement licence for external seating is currently not required (interested parties should check the current status of this with Torridge District Council). Further accountancy information is available upon request.

THE STOCK

Any current stock to be purchased at valuation upon completion.

THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment.

VAT

Payable, if applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

THE ACCOMMODATION (comprises)

COFFEE SHOP / TAKEAWAY

29'6 max x 20'1 (9.00 m x 6.10 m) Table and chair seating for 12 covers although our client has previously offered 20 covers, laminate flooring, air conditioning, false ceiling with LED lighting, single fronted shop unit with roller blinds, counter servery with till, cake display cabinet, pie warmer, chilled serve over counter, under counter drinks fridge, upright fridge, freezer, coffee machine, coffee grinder. Preparation area with storage cupboards and table top preparation fridge, Blue Seal oven, electric 4 pan hob and oven, stainless steel wash hand basin, hot water heater, commercial fridge, standing mixer, speak system, under stairs cupboard, intruder alarm

PREPERATION / KITCHEN

This area is currently used for preparation although new owners may wish to utilise this area for further kitchen space. Dishwasher, stainless steel single drainer sink, base units, worktops, lockers, hot water heater

TOILET

Non slip flooring, low level w.c., wash hand basin, hot water heater



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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