



**VILLAGE CENTRE TEA ROOM AND TEA GARDEN
WITH SEPARATE FISH AND CHIP TAKEAWAY
PLUS OWNERS ACCOMMODATION**

KNOWN AS

**FRYERS TEA ROOM AND GILLETTS CHIPPY,
32 - 33 THE SQUARE, KILKHAMPTON, NR BUDE,
CORNWALL, EX23 9QQ**

For Sale By Private Treaty Subject to Contract

- Village Centre trading location on prominent tourist route*
- Tea room and tea garden with separate fish and chip servery*
- 2 bedroomed owner's accommodation and private garden*
- Tea room operating daytime hours, fish and chip takeaway operating lunchtimes and evenings*
 - Suitable for partnership / family operation*
 - Oil fired central heating*

PRICE: Offers are invited in the region of £399,950 Freehold to include trade fixtures, fittings and equipment, goodwill of the business plus SAV

LOCATION

Bude, six miles due west, Bideford, 14 miles due east, Launceston, circa 15 miles to the south, with access to the main A30.

THE SITUATION

The premises sits in the village square in a prominent location on the main tourist route/ A39 Atlantic Highway. There is ample close by parking both alongside and opposite the premises.

THE PROPERTY AND CONSTRUCTION

Believed to be around 400 years old, the property is Grade II listed and of stone and cob rendered elevations beneath a pitched and slated roof. The entire property comprises what was probably a pair of terraced cottages, with 2 commercial parts (left hand side fish and chip takeaway, right hand side tea room), with first floor owners accommodation. The tea room comprises of two seating areas offering covers for 22 plus rear tea garden with further covers for 30. The takeaway has tiled floor and a good compliment of equipment, including a 3.5 pan electric range. There are kitchen /

preparation areas to the rear of both commercial parts, linking them for ease of management, with further back up facilities including a small yard, dry stores and walk in freezer. The private accommodation comprises kitchen / diner, lounge, family bathroom, shower room and two bedrooms with a rear private garden.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest.

THE BUSINESS

The business is currently operated as a daytime tea room, with the takeaway operating lunchtimes midday - 1.30pm and evening s 4.30pm - 8.30pm (9.30pm main season). The tea room offers cakes, light lunches, snacks, cream teas, hot and cold drinks etc with the takeaway offering a traditional menu including burgers, pies, chicken nuggets. The businesses have a variety of part time staff plus 1 full time fryer for the takeaway. Accountancy information available upon request.

THE STOCK

Any current stock to be purchased at valuation upon completion.

VAT

If applicable, at the prevailing rate.

THE INVENTORY

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

ENERGY PERFORMANCE CERTIFICATE

As the property is Grade II Listed an Energy Performance Certificate is not required.

THE ACCOMMODATION (*comprises*)

BEACH ROOM

13`11 x 13`4 (4.25m x 4.05m) Main servery, cake display, till, table and chair covers for 7, window seating, beamed ceiling

COTTAGE ROOM

13`9 x 11`6 (4.20m x 3.50m) Wood effect vinyl flooring, exposed stonework fireplace with electric fire, window seating, radiator heating, covers for 15

TOILET

BABY CHANGING ROOM

KITCHEN

With access to both tea rooms, base units, worktops, dishwasher, 2 x stainless steel single drainer sinks, coffee machine, water boiler, milk shake maker, adjoining

TAKEAWAY KITCHEN

Worktops, 3 x microwaves, electric cooker, double drainer sink unit, Panini machine, toaster, griddle, 3 x fridges, freezer

TAKEAWAY

19`6 x 13`6 (5.95m x 4.10m) Tiled flooring, air conditioning, 3.5 pan electric range, counter servery, touch screen till and printer, 2 pot Bain Marie, wash hand basin, double

drinks chiller, fish fridge and freezer

REAR YARD

Timber built store shed (2 x dry stores) walk in chiller/freezer.

PRIVATE ACCOMMODATION

FIRST FLOOR

KITCHEN / DINER

Eye and base units, sink unit, radiator, spot lighting, walk in larder which could be removed to increase floor space

SHOWER ROOM

3 piece with corner shower, wash hand basin, low level w.c.

LOUNGE

14`4 x 11`5 (4.35m x 3.45m) Carpet, radiator heating, storage cupboard

Hallway with carpet

BEDROOM 1

10`2 x 9`5 (3.10m x 2.85m) Carpet, radiator heating

BEDROOM 2

13`5 x 7`10 (4.10m x 2.40m) Carpet, radiator heating

BATHROOM

4 piece with panel enclosed bath, wash hand basin, shower, low level w.c., radiator heating

OUTSIDE

There are two fenced garden areas, one utilised as a tea garden with picnic bench style seating for 30 covers part laid to lawn and part gravel / patio. The private garden is laid to lawn with 2 sheds and a lean to store.



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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
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