



TOWN CENTRE DESTINATION FISH & CHIP RESTAURANT AND TAKE-AWAY

KNOWN AS

**SCOFFS FISH & CHIPS, THE SQUARE,
BARNSTAPLE, NORTH DEVON, EX32 8LS**

For Sale / To Let By Private Treaty Subject to Contract

- ***Contemporary fitout situated on Barnstaple Town Square and entrance the Town Centre***
 - ***Prominent and well-known premises, former banking chambers***
 - ***Hopkins 4 pan range, Hi Efficiency and trade inventory***
 - ***Inside covers for 32 - 40, street scene covers for 22***
 - ***Suitable for a wide variety of trading styles***

PRICE: £49,950 Leasehold to include trade fixtures, fittings and equipment and the goodwill of the business plus SAV

LOCATION

With over 40,000 inhabitants including nearby villages, Barnstaple is a thriving town near to beautiful beaches and countryside, and the centre of North Devon in commerce, culture, education and service provision. It has a wide variety of businesses attracting tourists and permanent residents year-round, including a vibrant and diverse collection of bars and restaurants for evening footfall. Barnstaple is easily reached via the A361 which leads to the M5 at Junction 27, has a station with hourly trains to Exeter at peak times, and Exeter airport is an hour away. The town is rapidly expanding with several new housing and commercial developments currently underway, and more than 5,000 new houses and further economic development planned for the near future. The notable towns of Bideford (9 miles), Woolacombe (14 miles), Ilfracombe (12 miles), South Molton (12 miles) and Torrington (14 miles) are also nearby.

THE SITUATION

Occupying a highly prominent return fronted corner site, the premises is situated on the Town Square overlooking the Albert

Clock Tower and water fountain. This area has been subject to much redevelopment by the local authority's to achieve a café culture in the area. The central location of the subject property means that it is also within close proximity of the town's High Street.

THE PROPERTY AND CONSTRUCTION

Being the ground floor lock-up fish and chip restaurant / take-away within the four storey Grade II Listed building known as Lloyds Chambers, gaining its name from being former banking chambers. The premises were refurbished in 2013 to provide a contemporary fish and chip restaurant and take-away. Providing a gross internal area of circa 1,100 sq ft (102 sq m), the premises comprises of an open plan restaurant (covers for 32-40) and take-away with feature glass privacy screen between the restaurant and take-away servery. The servery and rear counter were bespoke made to incorporate a 4 pan Hopkins Hi Efficiency gas frying range. Additional accommodation includes fitted commercial kitchen and toilet facilities. The premises is licensed both inside and

outside on the Piazza style outside area which provides further covers for approximately 22. North Devon District Council use the Square for many major Town events such as Carnival, Christmas Lights and other seasonal events.

THE PROPOSAL

Our clients are inviting offers for the leasehold interest of the business with an assignment of the existing 21 year lease from 2016 at a current rent of £25,000 per annum.

THE BUSINESS

Having been refurbished and fitted as a Fish & Chip restaurant / take-away in 2013 the premises previously traded as a bar and brassiere. Our client operates other Fish and Chip businesses out of the area and as such the business is currently operated by staff. It is thought an owner occupier could grow the trade as well as increase profitability with less reliance on staff. Current operating hours are 6 days per week 11am – 8pm. Further accountancy information 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.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £15,750 Rates Payable: £7,592 based on uniformed business rate of 48.2p in the pound. Occupiers and are advised to make their own enquiries of North Devon District Council.

LICENCE

The property enjoys a Premises Licence.

VAT

Payable, if applicable, at the prevailing rate.

THE ACCOMMODATION (*comprises*)

Main open plan RESTAURANT / TAKE-AWAY

35'10 x 29'4 (10.90m x 8.95m) 4 Pan Hopkins Hi Efficiency gas range, bespoke restaurant and take-away servery, till, stainless steel wash hand basin, coffee machine, coffee grinder, 2 x Bain Marie, fridge, fish fridge, microwave, freezer, double chiller, salad chiller, Merlin oil cleaner, remote CCTV. Table and chair seating providing covers for 32 - 40, feature glass screening for take-away waiting area, feature ceiling roses and coving, tiled floor, radiator heating,

KITCHEN

Tiled walls, non slip floor, stainless steel preparation benches, 6 burner gas oven, extraction system, potato rumbler, chipper, dishwasher, freezer, double sink unit, boiler, freezer, commercial fridge

GENTS TOILETS

Tiled walls and floor, wash hand basin, low level w.c.

LADIES TOILETS

Tiled walls and floor, wash hand basin, low level w.c.

STOCKROOM

Understairs storage accessed from side corridor

OUTSIDE

Table and chair seating for street scene / alfresco dining c. 22 covers.



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.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
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
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