



For Sale / To Let By Private Treaty - Subject to Contract

**TOWN CENTRE CAFÉ WITHIN POPULAR RETAIL PARADE**

**LEMON NEXT TO THE PIE, 10 HOLLAND WALK, BARNSTAPLE, NORTH DEVON, EX31 1DW**

**PRICE: £25,000 Leasehold to include all trade fixtures, fittings and equipment and the goodwill of the business plus SAV**

- Ground and first floor café premises with kitchen and preparation area*
- Same ownership last 9 years, 1 x owner operated with part time staffing*
- Manageable daytime menu, operating 6 days per week, 9am to mid afternoon*
- Town Centre location situated between High Street and Cattle Market car park*
  - Eat in, take-away and click and collect trade*
  - Ideal husband and wife / partnership operation*

**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**

The subject property is located within Holland Walk, being a pedestrianised retail parade linking the Town's High Street and Tuly Street, where the Cattle Market Car Park and library are located. There are a wide variety of retail, office and leisure users in the immediate vicinity with national operators close-by including Boots, Poundland and Marks and Spencer.

## **THE PROPERTY AND CONSTRUCTION**

Being a single fronted two storey fitted and furnished café premises. The ground floor provides servery and preparation area with table and chair seating for 28 covers. At first floor level is a commercial kitchen and further seating for 13 with this area also utilised for small private functions. There is space to the front of the premises for a further 3 tables and 6 covers.

## **THE PROPOSAL**

Our client is inviting offers for the Leasehold interest of her business with a current rent of £15,000 per annum plus VAT and insurance. We understand the Landlords will grant a new lease subject to agreeing terms and suitable references. A contribution towards the Landlords legal fees will be sought in the creation of the new lease.

## **THE BUSINESS**

Having been established by our client approximately 9 years ago the business is operated by our client with a pool of 6 part time staff, with a cook employed in the kitchen. Current opening hours are 6 days per week 9am-2pm winter and 9am-3.30pm summer, with a manageable café menu undertaken including hot and cold drinks, light lunches, sandwiches, cakes, specials, brunches etc. The last full trading year shows a turnover of £144,000 with more accountancy information available upon request. The majority of the business is derived from eat in trade although take-away and click and collect trade are also undertaken.

## **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*)

### **GROUND FLOOR**

#### **CAFE**

Arranged as a single fronted retail unit with entrance door fronting Holland Walk, servery counter with chilled serve over, smoothie maker, microwave, toaster, Gaggia double coffee machine, till (rented), water heater, chest freezer. Table and chair covers for 28.

### **FIRST FLOOR**

**ADDITIONAL SEATING** providing covers for a further 13. Also used as a private function room.

#### **CUSTOMER TOILET**

Low level w.c, wash hand basin, baby changing

#### **STAFF TOILET**

Low level w.c, wash hand basin

#### **DRY STORE**

#### **KITCHEN**

Blue Seal oven, extractor canopy, electric hob, contact grill, commercial fridge, commercial freezer, 2 x microwaves, dishwasher, double sink unit, non-slip flooring

## **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  
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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