



EXTENSIVELY REFURBISHED TOWN CENTRE COFFEE SHOP CLOSE TO HIGH STREET AND CAR PARKING

KNOWN AS

**DINGLES, 11 GAMMON WALK,
BARNSTAPLE, NORTH DEVON, EX31 1DJ**

For Sale / To Let By Private Treaty Subject to Contract

- *Situated within covered retail parade close to car parking and High Street*
- *Contemporary and well-designed fitout offering covers for 44*
 - *Additional outside covered seating*
 - *Scope for further covers both inside and outside*
- *Having been refurbished and redesigned in 2023 and only for sale due to other business commitments*
 - *Ideal partnership / couple venture*
- *Daytime trade 6 days per week offering tea, coffee, pastries and bakes*
 - *First 9 months trading with turnover of £90,000*
- *Two rear car parking spaces and bin storage within service yard*

PRICE: Offers Invited in the Region of £35,000 Leasehold to include trade fixtures, fittings and equipment, 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

The unit is situated within the

pedestrianised and partially undercover shopping area known as Gammon Walk. The subject unit is situated just off the main High Street and located within a mixed retail area. Operators within Gammon Walk include Spec Savers with national retailers close by, on the High Street, including White Stuff, Body Shop and Clarks Shoes. To the rear of Gammon Walk is the Cattle Market Car Park and Barnstaple Town Library.

THE PROPERTY AND CONSTRUCTION

Being a single fronted lock up shop premises within the Gammon Walk retail development. The ground floor unit provides a gross internal area of approximately 692 sq.ft (64 sq.m) and was extensively refurbished in 2023 with a high attention to detail from décor to soft furnishings and gold La Spaziale double coffee machine. Inside, the premises offers covers for 44 with additional covered table and chair seating to the front of the premises. Further facilities include ground floor wash up area, first floor kitchen (also refurbished

in 2023), storage and toilet facilities with the premises having the benefit of two car parking spaces within the rear service yard.

THE PROPOSAL

Our client is inviting offers for the leasehold interest of the business and an assignment of the existing lease, at a current rent of £18,000 per annum.

THE BUSINESS

The premises were refurbished, refitted and redecorated in May and June 2023, with the business opening on the 19th June 2023, with the first 9 months trading producing a turnover of approximately £90,000. These figures have been achieved from just the sale of tea, coffee, cold drinks, pastries and bakes, with considerable scope to increase the menu offering. The business is only for sale due to other business commitments, non-food related, which our client has. Current opening hours are 9am-5pm, 6 days per week with 1 full time member of staff and 3 part time members of staff employed, with the owner also undertaking a role as and when time permits.

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, some of which benefit from existing parts and labour warranty.

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

COFFEE SHOP

38`5 x 18`0 (11.70 m x 5.50 m) Single fronted shop unit, refurbished and refitted coffee shop offering table and chair covers for circa 44, wood effect flooring, replastered ceilings with downlighters, counter servery with till point, 2 x coffee grinders, drinks chiller, milk fridge, stainless steel single drainer sink, gold La Spaziale double coffee machine, commercial fridge, freezer, soup cauldron, open chiller, CCTV, further covered seating to front within Gammon Walk

REAR WASH ROOM

Dishwasher, stainless steel single drainer sink, microwave, intruder alarm

Rear access to 2 car parking spaces within service yard and bin storage

FIRST FLOOR

CUSTOMER TOILET

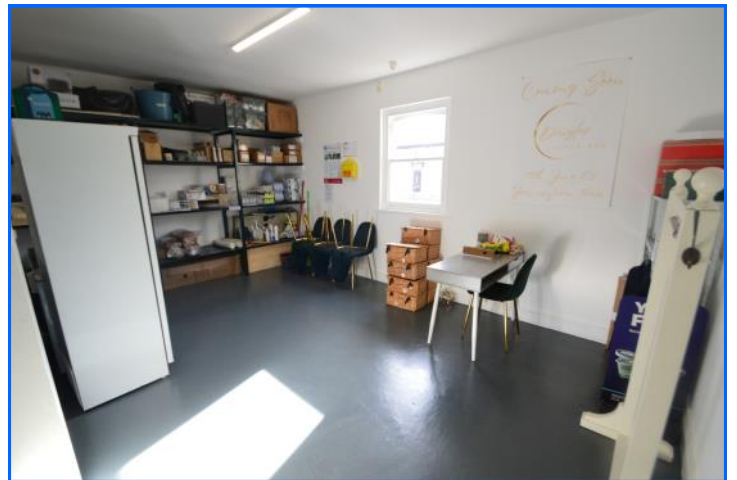
Low level w.c., wash hand basin

STORE ROOM

16`6 x 12`7 (5.00 m 3.85 m) Shelving

KITCHEN

11`7 x 11`3 (3.550 m x 3.40 m) Turbofan oven, griddle, induction hob, extractor fan, sink unit



IMPORTANT NOTICE

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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.
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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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