For Sale / To Let By Private Treaty Subject to Contract

TEA ROOM / CAFE CLOSE TO HIGH STREET WITH 5 STAR TRIP ADVISOR RATING AND PROFITABLE TRADE

THE CREAM TEA CAFÉ, CHURCH LANE, BARNSTAPLE, NORTH DEVON, EX31 1DE

PRICE: Offers are invited in the region of £34,950 for the Leasehold interest to include all trade fixtures, fittings and equipment and the goodwill of the business plus SAV

- ***Town Centre Tea Room / Cafe close to High Street and Pannier Market***
- ***Established 16 years and profitable trade***
- ***Ideal husband and wife / partnership operation, with little / no staffing***
- ***Currently operating 4 days per week, 10.30am - 4.30pm, through owners choice, but suitable for more opening days and longer hours***
- ***Low cost base with rent of £8,640 per annum and business rates exemption***
- ***Sold with trade inventory***

THE 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 property is located just off Butchers Row, close to the Town's Pannier Market and Barnstaple High Street.

THE PROPERTY AND CONSTRUCTION

Being ground floor lock up premises with a single frontage, fitted as a 'traditional' Tea Room / Cafe with covers for 22, service unit, kitchen and customer toilet facilities. To the front of the premises is an area suitable for 2 outside tables and 4 covers.

THE PROPOSAL

Our clients are inviting offers for the Leasehold interest, with the property available by way of an assignment of the existing 7 year lease, at a current rent of £8,640 per annum.

THE BUSINESS

Having been established and operated by our clients since 2010, the business is operated by a husband and wife team with 3 x part-time staff employed on Saturdays and during holiday periods. Much of the menu is homemade on site with mainlines including hot and cold drinks, snacks, light lunches, cakes, cream teas, soups etc. Current operating hours are 10.30am - 4.30pm, 4 days per week (Tuesday, Wednesday, Friday, Saturday), which is through owner's choice and down to other work commitments of one of the owners, although previous years books are based on 5 days opening. Turnover for 2024 and 2025 was £79,000 and £103,000 respectively with net profits of £34,000 and £35,000. New owners may wish to undertake opening more days. The business has achieved a 5 star Trip Advisor rating.

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.

ENERGY PERFORMANCE CERTIFICATE

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

THE ACCOMMODATION *(comprises)*

GROUND FLOOR

CAFE

24`6 x 20`8 (7.45m x 6.30m) Providing covers for 22 with table, chair and bench seating, wood flooring, counter servery, double coffee machine, coffee grinder, chiller fridge, 2 x microwaves, double Buffalo grill, dishwasher, 3 compartment chiller gantry, stainless steel single drainer sink, adjoining **KITCHEN** with 3 x electric ovens, 4 pan electric hob, commercial fridge, commercial freezer, stainless steel sink unit, hot water heater

TOILET AND ADJOINING CLOAKROOM

Low level w.c, wash hand basin, sky light, baby change, storage for window shutters

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

JD COMMERCIAL,
42 RIDGEWAY DRIVE,
BIDEFORD,
NORTH DEVON, EX39 1TW

TEL: 01237 424053 / 07868 846357

website : www.jd-commercial.co.uk

email : sales@jd-commercial.co.uk