



For Sale By Private Treaty Subject to Contract

**UNIQUE CAFE BUSINESS WITH 5 STAR TRIP ADVISOR RATING**

**CAFÉ COLLECTIVE, 9 GRENVILLE STREET, BIDEFORD, NORTH DEVON, EX39 2EA**

**PRICE:** Offers are invited in the region of £37,950 leasehold to include all trade fixtures, fittings and equipment and the goodwill of the business plus SAV

- Refurbished and refitted cafe and kitchen*
- Covers for 25 within split level ground floor cafe*
- Eclectic fit out including artwork and film memorabilia*
- Lower ground floor cellar style surroundings providing further seating*
  - Turnover approximately £72,000, net profit £28,000*
  - Suitable for a wide variety of trading styles*
  - High Street location with prominent return frontage*
  - Low cost base with annual rent of £6,000*

**LOCATION**

Bideford is the administrative centre of the Torridge area and has a static population in the order of 13,000. Barnstaple, the sub-regional centre of North Devon, lies approximately 9 miles to the east, with access along the North Devon Link Road to the M5 at Tiverton. Barnstaple has a static population in the order of 25,000 with a shopping catchment population of 141,000.

**THE SITUATION**

The property is situated on the corner of High Street and Grenville Street, with a wide variety of retail, office and leisure operators in the immediate vicinity including Pound Stretcher, The Original Factory Store and Ladbrokes.

**THE PROPERTY AND CONSTRUCTION**

Being a refurbished cafe lock up unit (redecorated Summer 2016) with a feature split level ground floor providing covers for circa 25. The property is fitted with a wide range of artwork, sculptures and film memorabilia providing cosy yet light surroundings. In contrast there is a lower ground floor which offers a more cellar style environment with exposed beam ceiling joists and covers for a further 22. The premises are well suited to offer a wide variety of trading styles dependent on new owners desire, whether it be daytime trade, evening trade or both.

**THE PROPOSAL**

Our clients are inviting offers for the Leasehold interest and an assignment of the existing lease which has a current rent of £6,000 per annum.

## **THE BUSINESS**

Our clients have owned the business since 2013 and operate with little / no staffing. Turnover for 2016 yearend was approximately £72,000 with a net profit of £28,000. Current opening hours are Mon – Sat 10.00am – 4.00pm, with summer opening on a Sunday. Our clients also undertake 2 - 4 themed evening events per month such as “supper club”, Greek night, Indian night etc. It is thought new owners could operate as an evening bistro if desired. Having achieved a 5 star Trip Advisor rating the business attracts both locals and those visiting the area, with a large proportion considered repeat customers.

## **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.

## **LICENCE**

The property is sold with the benefit of a Premises Licence.

## **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**

### **MAIN CAFE**

28'3 x 18'2 (8.60 m x 5.55 m) Table and chair seating on ground floor and balcony level with covers for circa 25, wood flooring, down lighters and ceiling hung lighting, counter and coffee servery with double coffee machine, coffee grinder, background music speakers, timber wainscoting,

### **ADJOINING KITCHEN**

Counter fridges, electric combi oven, 6 burner gas oven, double deep fat fryer, griddle, extraction system, microwave, contact grill, stainless steel single drainer sink, dishwasher, freezer, non slip floor, stainless steel clad walls, double chiller, ice machine, adjoining wash up area with dishwasher, stainless steel single drainer sink, chest freezer, second kitchen area (not fitted and currently used for storage with freezer and fridge / freezer)

### **GENTS TOILET**

Low level w.c., wash hand basin

### **LADIES TOILET**

Low level w.c., wash hand basin

Separate street level entrance

### **LOWER GROUND FLOOR SEATING**

29'3 x 13'6 (8.90 m x 4.10 m) Cellar style seating with covers for circa 22, beamed ceiling, background music speakers, 3 electric wall panel heaters



### **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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