



**TOWN CENTRE RESTAURANT WITH 2 BEDROOMED OWNERS  
ACCOMMDATION AND PROFITABLE TRADE**

**KNOWN AS**

**ITALIAN KITCHEN, 21 BRIDGELAND STREET,  
BIDEFORD, NORTH DEVON, EX39 2QE**

## For Sale By Private Treaty Subject to Contract

### *Refurbished and refitted in 2014*

- 48 cover restaurant, adjoining open plan kitchen with wood oven*
- Turnover £110,000 from first years trade, second year £140,000 est.*
- Currently operating as pizzeria / Italian, training available if desired*
  - Trading 5 nights per week, with staff employed including chef*
  - 5 Star Trip Advisor rating*
- 2 bedroomed owners accommodation, potential to self contain subject to PP*

**PRICE: Offers are invited in the region of £299,950 for the Freehold interest to include trade fixtures, fittings and equipment, goodwill of the business plus SAV**

### **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 premises are situated within Bridgeland Street which adjoins the main pedestrian thoroughfare known as Mill Street as well as The Quay.

### **THE PROPERTY AND CONSTRUCTION**

Being a Town Centre Grade II Listed premises of three storey construction under a pitched slate roof, the property was refurbished and refitted as a

restaurant premises during 2014 and now offers a 48 cover restaurant with Italian theming. During the fit out works many period features were retained including timber wainscoting, parquet flooring and ceiling roses. The premises are split into two dining areas, both linked by an open plan kitchen with feature wood burning oven. The two upper floors provide 2 bedroomed accommodation with large lounge diner to the front of the premises with a feature bay window. It is thought the private accommodation could be self contained by creating a new entrance to the front of the premises, subject to any necessary planning consents.

### **THE PROPOSAL**

Our clients are inviting offers for the Freehold interest.

### **THE BUSINESS**

Having been established in 2014 the business has quickly grown a significant

trade with the first years trading showing a turnover of circa £110,000 and the second year showing growth with an estimated turnover of £140,000, with high associated net profits. Part of the success of the business could be attributed to its highly successful Trip advisor reviews, of which it has achieved a 5 star rating. The business is for sale due to family commitments of the current husband and wife owners who operate the business evenings only 5 days per week. At present 1 x chef and 3 x waitressing staff are employed. Trading predominantly as a pizzeria other Italian dishes are offered such as home made al forno pasta, training of which can be offered if desired.

### **THE STOCK**

Any current stock to be purchased at valuation upon completion.

### **LICENCE**

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

### **THE INVENTORY**

The property is sold with an inventory of trade fixtures, fittings and equipment.

### **ENERGY PERFORMANCE CERTIFICATE**

As the property is Grade II Listed an Energy Performance Certificate is not required.

### **THE ACCOMMODATION**

*(comprises)*

#### **GROUND FLOOR**

##### **FRONT RESTAURANT**

19`9 x 17`3 (6.00 m x 5.25 m) Bay

window, covers for 18, timber wainscoting, ceiling rose, parquet flooring, feature wall display, adjoining

##### **OPEN KITCHEN**

15`0 x 12`0 (4.55 m x 3.65 m) Wood fired oven, chiller gantry, stainless steel single drainer sink, electric oven, 2 x electric pizza ovens (back up), counter servery, adjoining

##### **REAR SEATING**

Vinyl flooring, 2 x sky lights, ceiling fans, feature wall paper, covers for 30, servery area with double chiller, ice cream freezer, coffee machine, coffee grinder

##### **TOILETS**

Ladies and gents facilities each with low level w.c. and wash hand basin

##### **STOREROOM**

Potential to be incorporated with courtyard to provide preparation area or pot wash

#### **FIRST FLOOR**

##### **LOUNGE / DINER**

Front facing with bay window, gas central heating

##### **KITCHEN**

With access to roof terrace

#### **SECOND FLOOR**

**2 B E D R O O M E D  
ACCOMMODATION**





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**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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