

Leasehold For Sale

Superb Town Centre Licensed Cafe & Bar

- Situated within The Strand in central Exmouth
- Ground floor cafe and bar with ancillary areas
- Recently fully refurbished to a high standard throughout
- Internal covers for approx. 25+
- Outside seating for 40+
- Great levels of year-round footfall
- EPC B

Leasehold Price: **£39,950**

Rent: **£15,000 Per Annum**



BAYLEAF CAFE

BAYLEAF CAFE, 19 The Strand, Exmouth, Devon, EX8 1AF

Ref: CD-40047

Summary

Exmouth is a port and busy seaside resort on the East Devon coast, sited at the mouth of the River Exe.

In addition to its substantial summer tourism trade, Exmouth is the regional centre for leisure industries, particularly water sports such as sailing, jet-skiing and wind surfing.

The Exe estuary is a site of specific scientific interest (SSSI) with a large part of the estuary lying within a nature reserve. The town marks the western end of the Jurassic coast world heritage site, which stretches eastwards along the coast to Poole, in Dorset.

Exmouth serves as a commuter town for the cathedral and university city of Exeter, to which it has good transport links by the train and bus.

The Property

A really well presented, lock up ground floor cafe & bar situated on The Strand in central Exmouth. Briefly comprising open plan trading area with covers for circa 25+ guests, evening bar servery and main servery which is all presented to the highest standards.

Rear door gives access to the customer WC, and commercial kitchen with rear door to a communal alley with separate single storey garage used for storage.

Bayleaf Cafe enjoys outside seating to the front of the cafe, with alfresco covers for circa 40+ guests.

Internal Details

Highly visible shopfront situated on The Strand, largely glazed frontage with central entrance door giving access to....

Open plan trading area (33'x 18') recently fully refurbished with an eye-catching interior throughout. Level seating and raised window seating for circa 25+ covers, bar seating for approx. 6 situated around the cocktail bar servery, with the main servery situated to the rear of the trading area. A well-designed space with plenty of counter display space, under counter storage, drink prep island with back-bar stainless steel shelving, glass wash, glass fronted drinks display fridge, coffee machine and bean grinder, ice machine and under counter refrigeration.

Single WC with baby change facilities.

Commercial kitchen (9'x 7') a compact kitchen however designed well with a range of commercial items including commercial dishwasher, double stainless-steel sink and drainer, storage racking above, stainless steel work surfaces, commercial hot plate, basket fryers, commercial microwaves, under counter refrigeration and an extraction canopy over.

Rear door from the kitchen onto the service lane leads you to the storage garage to the rear (19'x 9').



External Details

Bayleaf Cafe benefits from a generous front seating area for circa 40+ covers all enjoy aspects over The Strand.

The Business

Owned and operated by our clients since 2016, in their time they have invested heavily into the site, with full refurbishment throughout and re-brand which has resulted in a quality venue in the heart of Exmouth which has been very well received by guests resulting in a 4.5/ 5 TripAdvisor rating and entering the top 5 in Exmouth.

Serving a range of breakfast, light lunches, cream teas and a full cocktail menu, Bayleaf Cafe has something on offer for everyone! Currently trading throughout the week, closing at 3:00pm, the business has ample scope to provide an evening service during the week, and utilise the premises licence with later opening over the weekend.

Our clients are now looking to focus on other business interests. The sale offers a brilliant opportunity for an operator to purchase a great business with a solid turnover behind it and an eye-catching interior!

Business Rates

Current valuation as registered on the 2017 rating list is £11,250.

Services

We are advised all services are connected bar gas.

Licence

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act 2003 that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence.

Tenure

Leasehold, with a guide premium of £39,950 to include fixtures, fittings and goodwill. Stock at valuation in addition.

We are informed the premises are held on an internal repairing and insuring lease obligation with an annual rental of £15,000 Pa. The original 9-year lease, which was granted in February 2016, is due to expiry 2025 however we are informed the lease is protected under the LTA 1954 act therefore fully renewable.

Stock at Valuation

Stock is to be purchased at valuation on the day of completion.

Solicitor Costs

Each party to bear their own legal costs incurred in the transaction and a contribution towards landlord's assignment costs.



Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.



Anti Money Laundering Regulations

Under the new Money Laundering regulations <http://www.legislation.gov.uk/ukxi/2017/692/content/s/> made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regard.

To arrange a viewing please contact:

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