

Leasehold- For Sale

Outstanding Rural Cafe Bistro For Sale

- Situated within a bustling Farm complex close to Shepton Mallet and Wells
- Popular and well-established business
- Internal covers for approx 75 with outside seating for 25+
- Open plan country style kitchen and bar servery
- Ample customer parking
- Consistent levels of turnover and strong NET profit
- New lease available with a very modest rental
- EPC rating B

Leasehold Price: **£75,000**

Rent: **£7,200 Per Annum + VAT**



Hartleys Cafe Bistro

Hartleys Cafe Bistro, Rookery Farm, Binegar, Radstock, Somerset, BA3 4UL

Ref: CD-40065

Summary

Hartleys is a superb Cafe Bistro situated in a rural setting in the pretty Somerset village of Binegar, just a short distance from the bustling towns of Wells, Shepton Mallet and Frome. Accessed between the A37 and A39, this charming Cafe Bistro is set within Rookery Farm, a thriving rural complex with a range of complimentary traders including a mix of leisure and retail along with a pet shop, gym, hairdressers and auction house, attracting a large level of footfall to the site year-round.

This established, and well-loved business is a go to venue for a wide range of customers and is often the venue for classic car meets, being a welcome stop off for cyclists and walkers along with being a favourite meeting place for locals.

The Property

Hartleys Cafe Bistro occupies a former barn within Rookery Farm which was fully converted and re-configured in 2010 to a stunning cafe bistro with vaulted ceilings and feature wood burner.

Hartleys briefly comprises a well-equipped bar servery off the entrance, an open plan working country style kitchen which showcases the homemade nature of all which is produced at the Cafe Bistro. The main trading area has circa 50+ covers with a secondary trading area with a further 25 + covers- perfect for private functions.

Over the first floor is a useful mezzanine area often used for live music and a large store area.

Internal Details

Accessed off the main courtyard the front entrance door gives access to....

Entrance lobby and bar servery (13'x 10') built in wooden bar servery with coffee machine, hot water urn, filter coffee machine, touch screen till and card machine hub, under counter storage and display shelving. Within the entrance lobby is a glass fronted drinks display fridge.

Kitchen (23'x 20') an open plan kitchen with central island including prep areas and electric hob with storage under, stainless steel work tops with deep fat fryers, bake off oven, 6-pan gas range with double oven under, stainless steel extraction canopy, microwaves, a range of freestanding fridge and freezers, open fronted multideck display chiller housing the homemade desserts and cakes.

Main trading area (41'x 16') a beautiful area with part reaching up to the eaves, feature log burner and wooden tables and chairs for approximately 50 covers, WC to the rear with disabled access.

Function area (18'x 17') a further unique space with exposed wooden beams and wood clad, wooden tables and chairs for 25+

Mezzanine area (16'x 8') looking over the ground floor trading area and log burner, a useful space which is often used for live music.



Off the mezzanine is a former kitchen, now used as a storeroom (20'x 16') with door to rear fire escape.

External Details

On entry to Hartleys, there is an external display area for fruit and veg, along with bench seating for a further 30 + covers.

Rookery farm has ample parking for all guests, either arranged with the courtyard, or within the front facing car park.

The Business

Owned and operated by our clients since 2010, since opening the business has gone from strength to strength and becoming a sought-after location for many visitors and locals year-round. The business, which trades 5-days a week, with a few themed evenings each month, offers guests a range of homemade breakfast, lunch and afternoon teas including a range of cakes and sweet treats during afternoon. Hartleys also offers a Sunday lunch service which is incredibly popular.

Using locally sourced ingredients, meat, dairy, fruit and veg, the business is all about supporting local and very much at the heart of their operation.

The business has a website, www.hartleyscafebistro.co.uk along with a strong social media presence with over 1,300 followers and features highly throughout online platforms such as TripAdvisor (4.5*).

Our clients have decided they are ready for retirement which gives any purchaser the opportunity to take on a very established, and well followed business in the heart of a rural community.

Business Rates

Current valuation as registered on the 2023 rating list £9,900- Listed as Unit 2, Rookery Farm. As a rural business its subject to Small Business Rate relief meaning no rates are paid.

Services

We are advised all main services are connected.

Tenure

Leasehold, with a guide price of £75,000 to include fixtures, fittings, and goodwill. We have been advised a new 5-year lease will be granted by the landlord, with similar terms and advised the rental will remain similar, £7,296 + VAT.

No direct approach to be made to the business; please direct all communications through Charles Darrow. Viewing strictly by appointment only.

VAT

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

Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.



Licence

The business has a Premises Licence granted by the relevant local authority.

Stock at Valuation

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

Viewing

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

Anti Money Laundering Regulations

Under the new Money Laundering regulations <http://www.legislation.gov.uk/uksi/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.

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.

Charles Darrow supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasebusinesspremis.co.uk for further information. Charles Darrow for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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