

## Leasehold For Sale

Quaint East Devon Coffee Shop and  
Boutique Business

- Situated in the affluent seaside town of Budleigh Salterton
- Prominent High Street double fronted premises
- Currently trading as a cafe, boutique and interiors
- Split of trade currently 80% cafe, 20% retail
- Internal and external seating for 68+
- Plenty of space for further seating if required
- Sizeable accommodation available separately
- EPC commissioned

Leasehold Price: **£70,000**

Rent: **£18,000 Per Annum**



L'Image

L'Image, 43 High Street, Budleigh Salterton, Devon, EX9 6LE

Ref: CD-40057



## Summary

A prominently situated cafe and boutique business situated in the heart of Budleigh Salterton. This proud, double fronted premises has arguably one of the best trading locations and visibility within the town and is nestled between a great deal of complimentary, independent operators, all just minutes from the pebble beach which extends for some 2.5 miles along the Jurassic Coast.

## The Property

A pretty, double fronted business premises briefly comprising ground floor entrance into the open plan cafe area with access to the large traditional trading area with customer seating but also retail display. To the rear of the larger trading space is ladies and gents WC, a fully functioning kitchen, rear retail showroom and changing area, with 2 further storage rooms and a pretty courtyard yard with alfresco covers for approx. 25.

## Internal Details

Accessed of the High Street and entering via the fully glazed entrance....

Front trading area (18' x 15') covers 15 - A bright and spacious trading area with open plan servery including coffee machine and coffee grinder, display shelving, under counter storage, glass front drinks cooler and electronic till.

Main trading area (38' x 21') covers 33 - A beautiful trading space with a great deal of original features including parkay flooring, oak pannelled walls and ornate ceilings all benefiting from a great deal of light from the original frontage. Clients currently have approx 30 covers within the main trading area, with the remainder of the space used for retail display.

Retail display and changing room (13'x 12') situated just off the inner corridor, a useful space currently used for retail display.

Storage room (15'x 11') a further room currently used for storage, with through access to...

Rear store (11'x 10') with door to garden and access to a staff toilet and shower.

Situated to the rear of the main trading area....

Kitchen (16'x 8') a well laid out space with a great deal of commercial items along with domestic cabinets, door to garden.

Ladies and Gents WCs.

## External Details

Access via the internal corridor off the main trading area is a pretty walled garden with table and chairs for approx. 20 alfresco covers.



## The Business

Owned and operated by our clients for nearly 7 years, the business has continued to excel and establish itself as a local favourite. Serving a variety of light breakfast and lunches along with homemade cakes and afternoon cream teas. The current owners trade a boutique retail offering alongside the busy daytime cafe, selling a range of home wear and fashion items. This part of the business makes up approx. 20% of the trade and clients have confirmed the business can be sold either with, or without the retail side of the business as per buyers' requirements.

The business currently only trades during the day, 5 days a week 12 months a year, however a great amount of scope to up the level of covers, potentially offer an evening service and utilise the sizable site for private functions and parties.

Our clients are now looking to retire and take a well-earned break from the sector.

## Tenure

Leasehold with a guide premium of £70,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

We are advised a new flexible lease will be granted to the in-going party with a guide annual rental of £18,000, with all terms of the lease to be negotiated.

## Agent note-

If required- the above accommodation can also be made available via separate negotiation. Accommodation briefly comprises self-contained entrance with stairs up to kitchen, sitting room and spare bedroom/ office, with a further 2-bedrooms and a family bathroom over the second floor.

The accommodation also has potential for a further flat off the first-floor landing, which comprises shower room, potential kitchen area and a rear facing bedroom with patio doors out of the rear and access to the pretty suntrap garden.

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

## Trading information

Trading information for 11 months of 2022 - 2023 (closed for 1 month) - £180,000

Pro-rata trade for 12 months - £196,000

Projection for 2023 - 2024 - £230,000, based on 5 days per week trading

Full accounting information will be provided to bona fide applicants.

## Business Rates

Current valuation as registered on the 2023 rating list is £7,700. Business rate payable £NIL.





## Services

We are advised all main services are connected to the premises including gas.

## Licence

The property has a Premises Licence granted by the relevant local authority 7 days per week from 9am to 11pm. 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.

## 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.

## 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/](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 regards.

## 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.leasebusinesspremise.co.uk](http://www.leasebusinesspremise.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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*3) No person in the employment of Charles Darrow has any authority to make or give any representation of warranty in relation to this property.*

SUBJECT TO CONTRACT

To arrange a viewing please contact:

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