



Unique and easily manageable licensed Crêperie and Wine Bar with low overheads, occupying a prime town centre trading position in the heart of the busy and much sought after South Hams estuary town of Dartmouth. A profitable business traded on deliberately restricted opening hours, with undoubted potential to expand and grow still further. Fully fitted and equipped with a full handover and training available. 14 cover restaurant seating area, open plan theatre style cooking area and customer servery, preparation kitchen/storeroom, wash up area and a customer toilet. Viewing Recommended.

**CRÊPERIE BILLIG ET ROZELL
5 ANZAC STREET, DARTMOUTH, DEVON, TQ6 9DL**

LEASEHOLD: £45,000

REF: 2183

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262

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THE PROPERTY

Crêperie Billig et Rozell is a unique and extremely well regarded authentic French creperie and wine bar operating on deliberately restricted hours, trading four lunchtimes and five evenings in the summer, with further reduced hours in the winter. Presented to a high standard throughout, the business presents an opportunity for purchasers to acquire a compact and easy to run catering business with low overheads and an enviable reputation with both locals and visitors. These characterful ground floor premises have been purposely fitted and equipped and are now presented to a high standard throughout and in keeping with the character surroundings. The attractive premises briefly comprise:- Main Cafe and Restaurant Area comfortably seating 14 customers; Customer Servery with open plan theatre style cooking area; Separate Preparation Kitchen/Storeroom, Wash Up Area and a Customer WC. Crêperie Billig et Rozell is easily run single handedly by our client, and the business also offers potential for incoming operators to develop their own style of trade to suit their own personal requirements and to take advantage of the well-presented premises with low overheads in a unique setting amongst other complementary retailers and businesses. The sale of Crêperie Billig et Rozell represents a unique opportunity to purchase a unique and well-regarded business with exceptional reviews, and which offers consistent levels of trade, solid profits and genuine potential to increase all aspects of the trade still further.



SITUATION

The business occupies a sought-after town centre trading position, in the very heart of Dartmouth. Dartmouth is one of the prettiest, most visited, and photographed of all the South Hams towns. It lies at the mouth of the River Dart in an Area of Outstanding Natural Beauty, with the River Dart widely acknowledged as one of the most beautiful and scenic rivers in England, much loved by sailing and boating enthusiasts. The historic town is a bustling and affluent centre with unique individual shops and cobbled walkways and is a haven

for day trippers and tourists, with its magnificent Naval College, picturesque waterfront and stunning architecture. There are many other tourist attractions in the area with easy access to the unspoilt South Hams coastline. Dartmouth is within close vicinity to the A38 Devon Expressway providing access to Plymouth (20 miles) and Exeter (31 miles).



INTERNAL DETAILS

Part glazed frontage with part glazed entrance door to the front leading into; **Main Customer Seating Area** an attractive character space with stripped wood flooring, part painted stone and part wood panelled walls, exposed ceiling timbers, feature lighting, wall mounted menu board, freestanding chairs, tables and perimeter seating comfortably for 14 customers. Wood panelled fronted **Customer Servery** and theatre style cooking area with carbon filter extraction unit over, feature lighting, stripped wood flooring, 2 electric crepe makers, part tiled walls, shelving, open storage shelving, mini fridge/freezer, double glass fronted bottle fridge, wine racking, commercial coffee machine, coffee grinder and draught beer system. **Preparation Kitchen and Storeroom** with wood effect flooring, worksurfaces, fridge/freezer, 2 under counter fridges, induction hob, air fryer, microwave oven and storage shelving. **Wash Up Area** with tiled flooring, dishwasher, stainless steel sink unit, and shelving. **Customer WC**.



EXTERNAL DETAILS

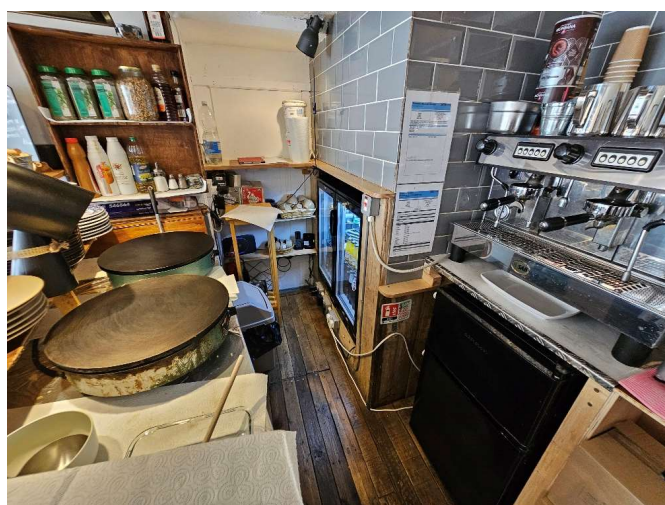
There is a wooden bench for customers at the front.

THE BUSINESS

Crêperie Billig et Rozell has been trading for just over 2 years and has established an excellent reputation with a regular repeat following from locals and an uplift from tourists visiting Dartmouth throughout the year. This unique and popular catering business is easily manageable and offers a menu of traditional French savoury and sweet crêpes, with a selection of alcoholic and non-alcoholic drinks. There are also occasional special theme nights. The business is offered for sale as a turnkey business opportunity, fully equipped with an ongoing trade and reputation. It benefits from numerous 5-star customer reviews on Tripadvisor and Google and has an active presence on Facebook and Instagram. Food is cooked directly in front of customers, making the business easily manageable by a single working proprietor, and no staff are employed. Through personal choice the opening hours are deliberately restricted by our client to suit her lifestyle requirements. The business is being offered for sale as our client is looking to relocate abroad, and the sale represents an opportunity to purchase a well known and highly regarded catering business with low overheads and a year-round trade.

OPENING HOURS

The business trades during the summer from 12pm to 2pm four days a week (Tuesday, Wednesday, Friday and Saturday) and from 6pm until 9pm five evenings a week (Tuesday to Saturday). The business is closed on a Sunday and Monday and Thursday daytime. The opening hours are further reduced during the winter.



TRADING INFORMATION

Accounts for the year ending 31st March 2025 show sales of £75,681 producing a net profit of £22,362. During this period trade was deliberately restricted to below the VAT threshold by our client by choosing to trade the business for just ten months of the year (closing for extended

holidays) and opening limited hours in the summer and just 3 days a week in the winter. Further trading information can be made available to interested parties following a formal viewing appointment.

POTENTIAL

Our client advises that there is tremendous potential to increase the current trade levels and for future areas of growth, such as by offering a breakfast and an all-day opening, as well as additional lunchtimes and evenings, especially during the summer months. There is also the potential for incoming purchasers to introduce new menu choices and develop their own style of cuisine and trade in a manner to suit their own personal preference and take advantage of this well-presented licensed cafe bar/restaurant premises in a sought-after waterside town. **Our client is prepared to offer a full handover and training to interested parties should they require it, including specialist recipes etc.** The sale of Crêperie Billig et Rozell represents a rare and unique opportunity to acquire an attractive and easy to run catering business, which can be run single handed and which has low overheads and purchasers will benefit from being able to move in without the need for any major expenditure. An early appointment to view is recommended.



PRICE & TENURE

£45,000 for the valuable leasehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. We are advised that the premises are available on a new lease of 5 or 7 years at a rent of £7,500 per annum, with repairing and insuring obligations. Rent is paid monthly in advance.

EPC RATING

B – 45.

BUSINESS RATES

We are advised that the business rates payable are currently nil after 100% business rates relief, please contact South Hams District Council for further details.

SERVICES

All mains service, except gas are connected.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk

You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether it is still available.

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.