



A unique opportunity to purchase a profitable multi-site coffee business which comprises a roastery, two coffee shops/cafes, a retail outlet and an E-commerce business, located in Exeter and East Devon. Highly Successful independent coffee shop/retail business representing an outstanding investment and expansion opportunity which is available as an established portfolio with growing trade and profits and offering a fantastic opportunity to build upon the existing trade levels and to expand the current income streams.

**18g COFFEE ROASTERS, COFFEE SHOPS, ROASTERY & RETAIL OUTLET
LOCATED IN EXETER, BUDLEIGH SALTERTON & SIDMOUTH**

LEASEHOLD GUIDE PRICE: £250,000

REF: 2195

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THE OPPORTUNITY

An impressive and highly regarded multi-site coffee roasters and coffee shop business in Exeter and East Devon. The operation comprises two coffee shop/cafes and a retail sales shop, supported by a fully equipped bespoke coffee roastery unit which is exceptionally fitted with top of the range commercial coffee roasting equipment. This is complemented by an established online E-commerce platform. The business has a loyal following which continues to grow, and a reputation for quality and consistency. The business benefits from excellent customer feedback, enjoys a strong repeat custom, reliable daily footfall and its reputation is underpinned by its continued growth and success. The business operates an efficient daytime only trading model and the existing operation runs smoothly under established systems, making the business well positioned for a seamless transition to new ownership. Overall, this represents the opportunity to acquire a profitable business with strong branding, integrated production capabilities and clear potential for future growth.

POTENTIAL

The business is likely to appeal to owner operators, coffee shop/cafe chains looking to add to their existing portfolio or investors seeking a profitable and scalable platform within the hospitality and coffee shop sector. The business levels continue to grow and there are clear opportunities to increase revenue and profitability, with opportunities to extend the opening hours and introduce evening opening, develop the online E-commerce and mail-order business, develop the wholesale side of the business, and for further expansion by adding more outlets.

FINANCIAL INFORMATION

Accounts for the year ending 31st May 2026 show a turnover of £417,589 net of VAT with a healthy gross profit of £314,846. The business produced an EBITDA in excess of **£100,000** and has an inventory with a current value conservatively estimated by our clients as being worth in excess of **£175,000**. Full details and further detailed information available upon request.

STAFFING

The current team consists of a mix of 4 full time and 3 part-time staff, supported by the owners who between them oversee the administration, the coffee roasting and the delivery and work around 12 hours a week combined in the business, depending on demand. Staffing structures and operational processes are firmly in place, ensuring continuity and stability. This provides a solid platform for new owners to maintain performance while exploring the undoubted growth opportunities.

THE PORTFOLIO

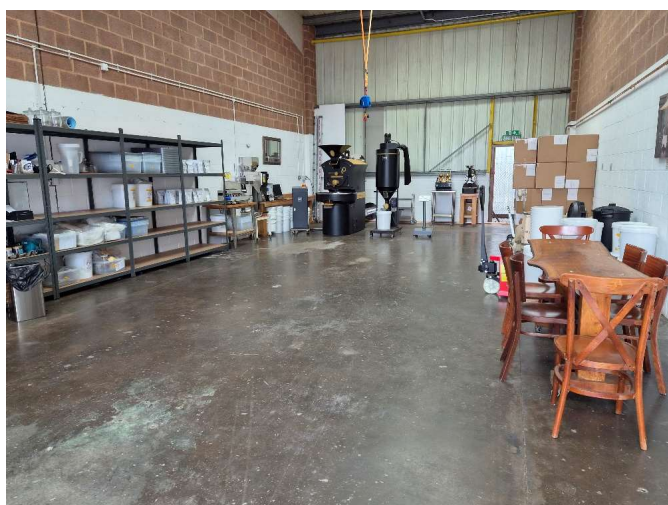
Magdalen Road, Exeter

A well-established high footfall coffee shop/cafe in an upmarket and desirable neighbourhood within close proximity of the city centre. Fully fitted and equipped with an extensive range of quality fixtures and fittings and briefly comprising; Main Coffee Shop & Retail Area with Bespoke Customer Servery and Seating inside for 22 customers. Preparation Kitchen and Storeroom, Outside Pavement Seating for 18 customers.



The Roastery, Marsh Barton, Exeter

A fully equipped roastery within a purpose fitted light industrial unit with excellent transport links, space to grow and ideal for wholesale production and distribution. Includes a 15kg Giesen roaster, Giesen destoner, weighing/filling machine and sealer, label printer all professionally installed in 2025 at great expense.



The Lawn, Budleigh Salterton

A recently refitted coffee shop with a high specification finish and professional coffee equipment, located in a sought-after coastal town centre. Briefly comprising; Main Coffee Shop & Retail Area with fitted counter and seating for 8+ customers and Outside Seating for 4 customers.



Old Fore Street, Sidmouth

A compact retail unit retailing coffee and other coffee related items in a high footfall town centre location within a popular and vibrant coastal town. Briefly comprising; Main Retail Area with large display window and extensive wall shelving.



Online E-commerce and Wholesale

The business currently supplies a small number of wholesale accounts and has an established online presence for customers to mail order products.



BRIEF LEASE INFORMATION

Magdalen Road, Exeter

A new 7-year lease upon completion at a rent of £24,000 per annum.

Roastery, Exeter

Remainder of a 5-year lease from July 2025 at a rent of £12,000 per annum.

Budleigh Salterton

Remainder of a 5-year lease from June 2025 at a rent of £7,936 per annum.

Sidmouth

Remainder of a 5-year lease from December 2025 at a rent of £8,500 per annum.

Further details and copies of the individual leases are available to seriously interested parties.

GUIDE PRICE

£250,000 for the existing business, branding, extensive full trade inventory of high-quality fixtures and fittings and all of the online/E-commerce and social media platforms. Stock is to be additional at valuation. Our clients would prefer a sale by way of share transfer but remain open to other options. Further details including a full trade inventory available upon request.

TRANSFER OF A GOING CONCERN

The sale of the business includes the goodwill of the business and the full trade inventory and will be subject to Transfer of Undertakings (Protection of Employment) regulations (TUPE).

ENERGY PERFORMANCE CERTIFICATES

Magdalen Road – B 41.

Roastery – D 78.

Budleigh Salterton – Awaited.

Sidmouth – Awaited.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agent Stonessmith Agents & Valuers Ltd. Please do not directly approach the business or its staff. Tel:(01392)201262. Email:info@stonesmith.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, the purchaser will be required to provide identification and proof of address. Your assistance is appreciated.