



Established daytime only licensed cafe and tearoom occupying a prime and prominent trading position close to the beach, within a highly desirable East Devon coastal town. Presented in excellent order throughout and benefitting from an impressive and spacious Self-Contained Family Sized 3 Bedroom Owner's Apartment, Roof Terrace and Private Parking. Well-presented and profitable business opportunity with genuine potential to increase all aspects of the business still further. Main Cafe/Customer Servery Area with seating for 22 customers, Preparation Area, Commercial Catering Kitchen and useful Garage/Storeroom. A manageable and easy to run catering business with family sized accommodation in a highly sought-after coastal town and with the opportunity for new owners to develop their own style of trade. Must be viewed in to fully appreciate the standards and undoubted potential inherent throughout all aspects of this business.

**SEASIDE CAFE
4 FORE STREET, BUDLEIGH SALTERTON, DEVON, EX9 6NG
LEASEHOLD: £85,000 REF: 2197**

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262
Email: info@stonesmith.co.uk Web: www.stonesmith.co.uk

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.

THE PROPERTY

Seaside Cafe is a popular and easy to run licensed cafe and tearoom, which is presented to a high standard throughout and offers genuine potential for future growth in trade and to adapt the trading style. Seaside Cafe offers potential for incoming operators to purchase an attractive and sought-after catering business with the benefit of an impressive self-contained 3-bedroom owner's apartment. The business is a lucrative daytime only licensed cafe and tearoom with a popular takeaway trade for food and ice creams. With reasonable rent and overheads this attractive business briefly comprise:- Main Cafe and Customer Servery Area seating 22 customers; Preparation/Waitress Station Area; fully equipped Commercial Catering Kitchen; spacious and well-presented Self-Contained Family Sized 3 Double Bedroom Owner's Apartment with Sitting Room, Kitchen/Dining Room, Bathroom, Separate WC, Study/Office and a Private Roof Terrace Area. The property also benefits from a Private Parking Space and a useful Garage/Storeroom. The sale of Seaside Cafe represents a unique opportunity to purchase a well-established business, combined with a family sized home and with genuine potential to increase all aspects of the trade still further and to change the current trading style to suit new owner's personal requirements.



SITUATION

Seaside Cafe occupies a prominent trading position in the main street of the popular and attractive East Devon resort town of Budleigh Salterton, an extremely affluent and desirable town situated on the Jurassic coast in an area officially designated as a world heritage site by UNESCO. The business occupies a prominent setting around 150m from the main beach within the town centre. Budleigh Salterton is a delightful and popular resort town situated in an area much renowned for its picturesque countryside, coves and beaches. With a resident population of approximately 6,500, which is boosted considerably by visitors to the town throughout the year and particularly during peak holiday months, Budleigh Salterton also draws trade from the many nearby villages, hamlets and towns. The town is situated

around 12 miles from the city of Exeter with access to the M5 motorway which provides excellent communication links throughout the country. Budleigh Salterton is a particularly unspoilt and traditional coastal resort town.



INTERNAL DETAILS

With a large, glazed window frontage and a recessed glazed entrance door to the front leading into **Main Customer Seating Area** an attractive dining area with wood effect flooring, wall mounted menu boards, feature lighting, feature fireplace with inset electric fire, feature windows to the side, range of freestanding tables and chairs currently seating 22 customers. **Customer Servery** with glass fronted display serve over ice cream freezer (on free loan from ice cream supplier), servery counter with pasty/pie warming display cabinet, cake display unit, EPOS touch screen cash register, preparation worksurface to the rear, storage space, commercial coffee machine, coffee grinder, display shelving, under counter fridge and an upright drinks and dessert display fridge. **Customer WCs.** **Preparation/Waitress Station Area** with a range of base cupboards with work surfaces providing ample preparation space, under counter fridge, microwave oven, display shelving, panini press, toaster and former takeaway service window to the side. **Inner Hallway** with under stairs cupboard, stairs to first floor and private entrance door to the side. **Commercial Catering Kitchen** with non-slip flooring, part easy wipe cladding and part stainless-steel lined walls, fitted to a high standard with a comprehensive range of commercial catering equipment to include:- commercial extractor unit with stainless-steel canopy and gas interlock system, six burner gas range, eye level gas grill, two twin floor standing deep fat fryers, flat top griddle, extensive range of stainless-steel work benches with shelving below, microwave oven, stainless-steel shelving, chest freezer, commercial upright fridge unit, twin deep bowl stainless-steel sink unit, commercial dishwasher and a hand basin. **Rear Garage/Storeroom** with outside toilets (disused), upright commercial fridge, chest freezer, washing machine, racked shelving, and bin store area.



PRIVATE ACCOMMODATION

Situated above the premises and with an independent access to the side, is the spacious and well-presented family sized owner's apartment which briefly comprises:- **Sitting Room** with dual aspect windows to the front and side, an attractive room with feature fireplace and views over the town. **Kitchen/Dining Room** fitted with an extensive range of base and wall mounted kitchen units, worksurfaces and a stainless-steel sink unit. Door to the **Private Rear Roof Terrace** with a sea glimpse. **Bedroom 1** a generously proportioned double room with dual aspect windows to the front and rear. **Bedroom 2** a good-sized double bedroom with built in storage and dual aspect to the side. **Bedroom 3** a good-sized double bedroom with aspect to the side. **Small Study/Office**. **Bathroom** with a white suite and shower over the bath. **Separate WC**.



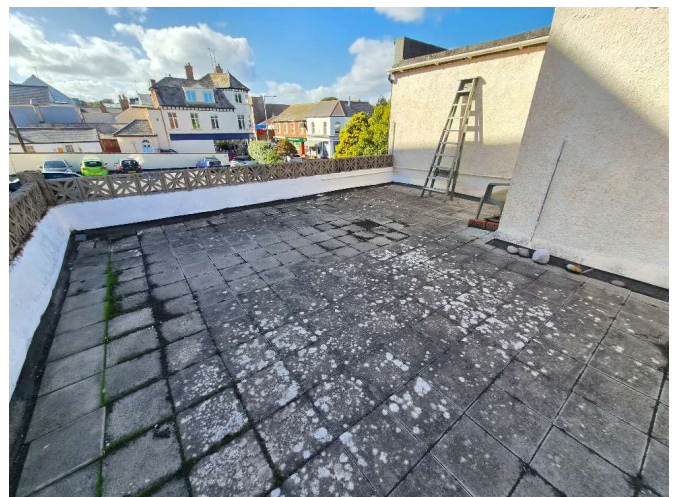
EXTERNAL DETAILS

To the rear of the property is an owner's **Private Car Parking Space** in addition to the useful **Garage/Storeroom**. At first floor level and accessed from the apartment is the **Private Roof Terrace**.



THE BUSINESS

Seaside Cafe trades as a daytime only cafe and tearoom with an easy to prepare eat in menu and a lucrative takeaway trade for pasties, sandwiches, panini's, cake, ice creams, and hot and cold drinks. The business has been owned and operated by our clients, for over 4 years and with retirement in mind they have deliberately restricted the menu lines to offer easy to prepare food options. The business boasts regular repeat custom which is boosted by visitors to the town throughout the year and particularly during the holiday weeks. Presented to a high standard throughout, the business boasts a lucrative and prominent trading position in the town centre, adjacent to numerous complementary businesses and is an easy level walk of around 150m to the main seafront. Seaside Cafe currently offers a traditional popular breakfast menu, morning teas and coffees, light lunches, afternoon tea and cake, and is particularly popular for ice creams and pasties to eat in or takeaway and also offers a selection of hot and cold non-alcoholic and alcoholic beverages. Seaside Cafe occupies a prominent trading position, being well equipped and presented throughout and benefitting from a 5-star food hygiene rating. A viewing appointment is essential to fully appreciate the high standards inherent throughout all aspects of this unique catering business with family home, in a desirable coastal location.





TRADING INFORMATION

In recent years with impending retirement in mind, trade has been deliberately restricted by our clients through personal choice to keep trade levels below the VAT threshold. This has been achieved by reducing the menu lines, restricting the opening hours and by closing for holidays etc. The business remains profitable and offers tremendous potential for incoming purchasers. Full trading information can be made available to interested parties following a formal viewing appointment.

TRADING HOURS

The business trades from 10am until 4.30pm 5 days a week (closed Sunday and Monday). These hours are further reduced in the winter months. During the summer from May to August, the business trades 7 days a week. Our clients also close in order to take holidays.

CURRENT STAFFING

The business is run by our clients, a working couple, with the assistance of 1 seasonal members of staff.

POTENTIAL

Our clients advise that there is potential to increase the current trade levels with opportunities to increase the present opening hours, and also for evening opening, particularly during the summer, to make full use of the alcohol licence, for which demand exists. There is also the opportunity to extend the current limited menu lines and introduce a more traditional cafe/tearoom offering. There is also the potential for incoming operators to develop their own style of cuisine and trade in a manner to suit their own personal requirements and take advantage of this well-presented and well-equipped business with accommodation. The sale of Seaside Cafe represents a unique opportunity to purchase a profitable catering business with an established trade in a highly desirable coastal town. Our clients are prepared to offer a full handover and training to interested parties, should they so require it. The sale of Seaside Cafe represents a rare opportunity to acquire a quality catering business which is furnished and presented to a high standard

throughout and unusually comes with a spacious family sized owner's apartment. New owners will benefit from being able to move in without the need for any major expenditure on the premises and coupled with this, the business enjoys good levels of regular year-round trade and an early appointment to view is recommended in order to fully appreciate all that this unique home and income has to offer and the opportunities which still exist.

ENERGY PERFORMANCE CERTIFICATE

D-79.

BUSINESS RATES

We are advised that the business rates are currently exempt as the business benefits from 100% Small Business Rates Relief. This will also be available to qualifying buyers.

SERVICES

All main services are connected to the property.

TENURE

We are advised that the business is held on the remainder of a 15-year private lease from June 2022. The rent is £19,600 per annum and there are rent reviews every 3 years (the next review is in 2028). The tenant has repairing and insuring obligations. Full details are available upon request.

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 or not 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.