

WRIGHT COMMERCIAL



FANTASTIC LIFESTYLE OPPORTUNITY!

DEVON SEASIDE VILLAGE CENTRE CAFÉ FOR SALE

THE SHEPHERD'S HUT CAFÉ

6 BARTON COURT, BARTON ROAD, WOOLACOMBE, NORTH DEVON EX34 7BA



PRICE: OIRO £56,000 leasehold incl. F&F plus SAV

** Seaside village centre Café * Excellent lifestyle business **

** Premier Coastal Village * Husband & Wife operated **

** Simple/traditional menu * Rateable Value: £7,200 **

LOCATION

The property is located in the heart of North Devon's premier beach resort on Barton Road. The village itself has a sizeable resident population and all year-round trade with huge seasonal uplift during the summer and Christmas periods.

THE BUSINESS

Our clients have operated the business for 6 years. The sale represents a rare opportunity to acquire a long-established and thriving lifestyle business in a sought-after seaside village. Opening hours are 6 days a week (closed Tuesdays) from 8:00 a.m to 2:00 p.m. The café is run as a husband-and-wife team with an occasional part time Chef if required. The menu is un-complicated, serving traditional English breakfast fayre, sandwiches, and cream teas. Latest trading accounts show a turnover of c.£120,000 resulting in a net profit of c.£28,000 (with Operator's salary included).

STAFFING

The business is operated on a full-time basis by the present owners, supported by one part time staff member when required.

TENURE

The premises are held on a renewable lease until 2031 at a passing rent £7,600 p.a.x.

DESCRIPTION

To the front elevation is a raised brick-paved terrace with picnic bench style alfresco seating for 18 covers with sun umbrellas and picturesque views.

The main dining area is presented in a fresh and contemporary style and benefits from picture windows with views, wood effect flooring throughout, tables with bench and chair seating for 28 covers, timber wainscotting, suspended ceiling, air conditioning unit and door to:

TOILET

With low level W.C and basin.

KITCHEN

Counter with Sharp Till, bottle fridge, refrigerated serve over, 2 stainless steel workstations, stainless steel extraction, electric oven with 4 ring hob, flat plate griddle, Bain Marie, 2 pan fryer, stainless steel double bowl sink unit with wash off, Easyline dishwasher, Instanta hot water still, fridges, freezers, shelving etc.

A further major benefit is a **car parking space** to the rear of the building.





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