

# Sweet Sensations

Ref No: 3808

1 Gidleys Meadow, Exeter, Christow, Devon, EX6 7QB



## Wholesale Patisserie in Delightful Rural Location Established for Over 30 Years

Traditional English & Continental Handmade Desserts Made to Order

Modern Industrial Unit within Thriving Business Park in Teign Valley

Ford Connect Chiller Delivery Van - 07 Registration Plate

Potential to Expand The Current Customer Base

£69,950 Leasehold

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



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## LOCATION

Sweet Sensations operates from Gidley's Meadow Business Park, a thriving business community located at the edge of the village of Christow in the Teign Valley. Christow is just 5 miles from the A38 at Chudleigh and 9 miles from the centre of Exeter on the eastern edge of Dartmoor National Park.

## DESCRIPTION

Sweet Sensations Patisserie has been established for over 30 years. This family run business offers an extensive range of handmade Pies and Tarts, Crumbles, Cheesecakes, Tray Bakes, Continental Style Gateaux, Traditional Cakes, a range of Quiche and Seasonal Specials, all baked to order and delivered to its many customers which include farm shops, cafes, garden centres and public houses within a 25 mile radius. Included in the sale of the business is a branded Ford Connect chiller van on a 07-registration plate. Our clients have successfully operated Sweet Sensations since 2015 and the business now provides a great opportunity for the next proprietor to continue running in the same vain or to expand the customer base and geographic area covered. For further information please visit [www.sweetsensationsdevon.co.uk](http://www.sweetsensationsdevon.co.uk).

The premises comprises:-

### MODERN INDUSTRIAL UNIT

Area 107.01m<sup>2</sup>.

With 2 allocated parking spaces, small outside seating area and larger roller shutter to the front. Customer parking is available on site.

### MAIN ENTRANCE

Leading through to:-

### STORE AREA

With Criobox walk in fridge and walk in freezer, large chest freezer.

### OFFICE

### STAFF CLOAKROOM & CHANGING AREA

### DRY STORE

With racking.

### WALK IN COLD ROOM

### PRODUCTION AREA

Four large central prep areas. Blodgette 5 rack gas oven, Turbofan 4 rack gas oven, Blue Seal 4 rack electric oven, Bartlett & Son 5 rack electric oven and 4 ring inset gas hob. Two floor standing commercial mixers, counter top commercial mixer and electric pie press. Microwave, commercial scales, glazing machine, selection of cooling racks and Sato labelling machine. Two deep pot sinks, commercial dishwasher, washing machine and hot water kettle. Wall mounted extraction units and large selection of cooking utensils. Exit to the car park.

## GENERAL INFORMATION

### RATEABLE VALUE

2017 List: £4,500. Please note this is not the Rates Payable. Interested parties are advised to contact the Local Billing Authority.

### BUSINESS

Sweet Sensations operates 5 days a week Monday to Friday, generally 8am-5pm. The owners prepare the orders for delivery the next day. Friday is allocated to carry out a deep clean of the premises. The 'hands on' husband and wife team are currently supported by a part-time member of staff. The turnover for year end March 2018 was £137,520.

### TENURE

The unit is available via an assignment of a full repairing & insuring lease with a term of 15 years from 2015. We have been informed that the rent is £7,200 per annum with an annual service charge of £200 per annum.

### SERVICES

LPG gas, mains drainage, water & electricity.

### INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

### STOCK

Wet and Dry stock in trade will be taken over by the purchaser at valuation on the day of completion.

### EPC RATING D

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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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