

Poppy's Cafe

Ref No: 3207

The Creedy Centre, 117 High Street, Crediton, Devon, EX17 3LG



Delightful Traditional Café with Strong Local Following

Well-equipped and maintained with new 5 year lease

Low establishment costs and 100% business rates relief

Trading quietly with scope to increase hours

Located within Shopping Arcade on main high street

£27,000 Leasehold

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



Poppy's Cafe

The Creedy Centre, 117 High Street, Crediton, Devon, EX17 3LG

LOCATION

Crediton is a Mid Devon market town with a wealth of history, being situated just 7.5 miles north-west of the Cathedral City of Exeter with the M5 motorway some 3 miles further on. The town is surrounded by unspoilt farmland in an area of great natural beauty. There are regular daily bus & train services to Exeter and a local town bus which covers most urban areas. The town is most famous for its ancient parish church and for being the birthplace of St Boniface in 680 AD. It has excellent schooling facilities at both senior and junior levels and a sports and leisure centre incorporating a superb swimming pool. The town has an excellent selection of shops with a Morrisons and a large Tesco superstore/petrol filling station.

DESCRIPTION

Poppy's Café is located within The Creedy Shopping Arcade which is located on the main high street of Crediton. This traditional style Café is situated on the ground floor along with a computer technician's shop, a web design office, beautician, holistic gift shop, hair salon and other retail outlets. There is ample free, time restricted parking, on the High Street along with a large pay & display car park. The local bus stops outside the arcade also. Poppy's offers a hearty menu of home-made café fayre, all prepared using local produce where possible and at reasonable prices. The café, which is operated by the 2 owners, currently trades 4 days a week only, Wednesday through to Saturday, 8:30am till approximately 2:30/3:00pm. These operating hours are through the owners' choice; however there is huge potential to continue trading through into the afternoon and the possibility of evening trade. The owners' are assisted by one part time member of staff and a Saturday girl. The café also comes with the benefit of one parking space to the rear of the premises. Poppy's is well known and has built up a very strong local following which provides repeat custom throughout the year.

The accommodation comprises:-

GROUND FLOOR UNIT

Accessed via the main high street. Corridor leading to multi paned glass door leading directly into

MAIN TRADE AREA with **BESPOKE SERVICE COUNTER** providing cake display, under counter storage, BCG electronic cash register & EPOS system. L'Anna Iberital coffee machine with separate grinder and upright drinks fridge. Seating for 6 at wooden tables and high backed chairs. Steps down to further seating area for 21 with wall mounted living flame electric heater, leading through the conservatory with seating for 12. This area can be closed off if required.

COMMERCIAL KITCHEN

With tiled floor and half tiled walls, shelving to the walls and rolled top work surfaces. Wall mounted air conditioning unit, commercial extraction system, Lincat double deep fat fryer and Flavel 5 ring electric hob with oven under. Under counter freezer, 2 under counter fridges, 3 microwaves, Panini machine, Buffalo electric grill, commercial toaster and Breville commercial mixer. Class EQ commercial dishwasher, double sink with drainer and wash hand basin.

STORAGE ROOM

Separate room off the main corridor with 2 chest freezers, 1 upright fridge and wall mounted shelving.

COMMUNAL LADIES & GENTS CLOAKROOMS

Fitted to a high standard with door lock entry code.

OUTSIDE

Rear car park and bin storage. When the weather is fine

there is outside seating for approximately 8.

GENERAL INFORMATION

RATEABLE VALUE

£3,100. For more information we advise you contact the local billing authority, Mid Devon District Council, Tel. 01884 255255.

BUSINESS

We have been informed the turnover for year ending March 2017 was £31,825. The low establishment costs and the regular year round trade ensure the business remains profitable despite the reduced trading hours and very reasonable prices. Further accounting information will be made available to interested applicants following a formal viewing.

STOCK

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

TENURE

The premises are held on a 5 year renewable lease from April 1st 2018. The rent is £6,600 per annum inclusive of water. There is a key meter for electricity. Cleaning of the communal areas & cloakrooms, general maintenance and bin collection are included in the rent.

SERVICES

Mains water and electricity.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied.

EPC EXEMPT

www.bettesworths.co.uk

29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk

