

# @ the bakery, Kingsbridge

Ref No: 3464

Kingsbridge, Devon, TQ7 2NT



## Stylish Bakery & Sandwich Shop

Prime High Street Location

Strong Local Trade with Huge Tourist Boost

Food Preparation Area to First Floor

New Lease Available

£42,000 Leasehold

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## LOCATION

Kingsbridge is a scenic market town located within the beautiful and affluent area of the South Hams which is famous for its picturesque towns, villages and beaches. Kingsbridge sits at the head of the Salcombe Estuary and is surrounded by lush, green rolling countryside. It is part of the South Devon Area of Outstanding Natural Beauty making this area extremely popular with tourists. @the Bakery, Kingsbridge is located towards the bottom end of the main shopping street of the town thus ensuring a large amount of footfall throughout the year.

## DESCRIPTION

@ the bakery, is situated on Fore Street and was previous known as @11's. The bakery & sandwich shop has been trading for approximately 8 years and has built up a strong local trade which is hugely boosted by the tourists over the summer season. The unit is smartly decorated and has the benefit of a food preparation area on the first floor. The bakery offers fresh breads, savouries, pastries, cakes and tray bakes alongside freshly prepared sandwiches with a selection of hot and cold drinks to take away. @ the bakery is associated with Frogmore Bakery which would also be available via separate negotiation.

The premises comprises:-

### WELL PRESENTED RETAIL UNIT

Glass frontage and recessed entrance leading into the main trade area with shelving unit, large chiller display cabinet, sandwich prep station with granite work top, toppings unit and 3 door fridge under. Wall mounted microwave, bread slicer and stainless steel sink unit. **Service counter** with cake display, electronic cash register and chiller unit. Storage cupboards, wall mounted display unit, counter top heated cabinet and wash hand basin.

### FIRST FLOOR

With staff cloakroom & office.

### PREP ROOM

With stainless steel racking, Blue Seal Turbofan oven, commercial mixer and stainless steel prep tables.

### FREEZER ROOM

With upright freezer, upright fridge and stainless sink unit.

### BASEMENT STORAGE AREA

## GENERAL INFORMATION

### RATEABLE VALUE

£6,900. Please note this is not rates payable. Qualifying Small Business will be eligible for 100% Small Business Rates relief.

For further information, we advise you contact the local billing authority, South Hams Council.

## BUSINESS

The bakery & sandwich shop has been trading from this location for approximately 8 years and in this time has built up a successful business. Originally the owners prepared and baked all the items for sale on the premises and there is still the option to this with the food preparation area on the first floor. The opening hours are 9am-3.30pm Monday to Saturday, closed Sundays.

Financial information will be made available to interested parties following a formal viewing arranged through the agent, Bettesworths.

## TENURE

@ the bakery is held on a 3 year repairing and insuring lease from October 2016. The rent is £8,000 per annum. We have been informed the Landlord may consider granting a new lease with a longer term to the next tenant, subject to satisfactory references.

## STOCK

Will be in addition, at valuation, on the day of completion.

## INVENTORY

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

## SERVICES

The premises are contact to mains electricity, water and drainage.

## EPC G

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