

# Bon Bon Shop

Ref No: 4060

6 The Strand, Brixham, Devon, TQ5 8EH



## Fudge & Confectionary Shop Established Since 1976

Prime Location on Brixham Harbourside with Huge Passing Trade

Profitable Business with Low Establishment Costs

Strong Retail and Online Presence

Perfect Owner / Operator Opportunity

£55,000 Leasehold

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# Bon Bon Shop

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## LOCATION

The three coastal resorts of Torquay, Paignton and Brixham together form the Borough of Torbay with an indigenous population of over 120,000 and popularly known as The English Riviera. Brixham at the south of Torbay, is a holiday resort in its own right and also an important fishing port with a colourful and busy harbour. Bon Bon Shop is in a highly visible location on The Strand which is the centre for the tourist trade in Brixham with a number of shops, cafes, restaurants and public houses.

## DESCRIPTION

Bon Bon Shop is a successful business which has been established since 1976. Bon Bon Shop specialises in high quality luxury hand cut fudge produced locally and exclusively for Bon Bon Shop Brixham alongside a range of local products all made in Devon. As the name suggests, Bon Bon's are also available with rock, biscuits, preserves, clotted cream, quality ice creams & gifts all sourced locally in the West Country. The Fudge is a best seller for the business and is available via the retail unit and online.

The premises comprises:-

### RETAIL UNIT

27' 11" x 14' 1" (8.5m x 4.3m)

Display window with logoed awing. Side entrance into trade area fitted with wall mounted shelving units, central and free standing display units. Service counter with floor and wall mounted fudge display cabinets, ice cream fridge.

### OFFICE & STORAGE AREA

10' 10" x 5' 7" (3.3m x 1.7m)

### STAFF CLOAKROOM

13' 1" x 3' 11" (4.0m x 1.2m)

### SEPARATE STORAGE & BIN STORAGE

Accessed via side lane.

### BUSINESS RATES

2017 List: £10,750.

Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are advised to contact the Local Billing Authority, Torbay Council for further information.

### TENURE

The premises is available via the assignment of a 8 year lease from June 2021 at a rent of £8,000 per annum. The lease has repairing and insuring obligations.

## BUSINESS

Bon Bon Shop trades through the retail unit with delivery available, via eBay Shop and website, [www.bonbonshop.co.uk](http://www.bonbonshop.co.uk) which has become increasing popular over recent times. The business trades throughout the year, 7 days a week, 10am-10pm in the summer, reducing the hours during the low season. The owner is supported by some casual staff.

## SERVICES

The premises is connected to mains water and electricity.

## INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owner's 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 C

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