

Bon Bon Shop

Ref No: 3851

8a Victoria Parade, Torquay, Devon, TQ1 2BB



Confectionary & Gift Shop Established for Almost 100 Years

Prime Location on Torquay Harbourside with Huge Passing Trade

Trading Seasonally to Suit Current Owners

Profitable Lifestyle Business with Potential to Increase Trade

New Commercial Lease at a Rent of £14,000 PA

£49,950 Leasehold

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LOCATION

Together with Brixham and Paignton, Torquay is one of the three towns that make up the renowned 'English Riviera'. The Bon Bon Shop is located on Victoria Parade overlooking Torquay's inner harbour, which is situated between the town centre and Beacon Quay forming part of the outer harbour. The inner harbour area has a vibrant feel and has benefitted from continued investment over the last decade, re-establishing this part of the town as the heart of Torquay with many independent retail and catering businesses. Thus, this area receives a huge amount of passing trade from the many visitors and is also extremely popular with the locals.

DESCRIPTION

With nearly 100 years of trading, the Bon Bon Shop is thought to be amongst some of the longest established businesses in the bay. The ground floor lock up unit offers customers a range of traditional sweets including Bon Bons, local Fudge and Rock. The owners also stock local jams & chutneys and as the premises is licenced, local wine compliments the other products available. A selection of locally made ice cream is available including scooping ice cream and soft serve ice cream. The business trades for approximately 8 months of the year 10am till 5:30pm, 7 days a week. However, in previous years the shop has traded longer hours, 9.30am to 9.30pm. The reduction is due to a change in the owners' personal circumstances. This therefore offers the next proprietor the opportunity of a longer trading season plus trading hours. Given the location of the shop with its views across the Harbour, the addition of a pavement seating licence may also be of benefit.

The premises comprises:-

Glass frontage with bifold doors leading into

RETAIL AREA 28' 5" x 14' 5" (8.66m x 4.4m)

Bespoke wall display shelving units & magnetic display island. Bespoke **SERVICE COUNTER** with 2 counter top display units, packing area, ice cream fridge (on free loan from Langage Farm), Carpigiani soft serve ice cream machine, under counter fridge and freezer. Electronic scales and cash register. To the rear of the premises

STORE ROOM

7' 10" x 7' 6" (2.40m x 2.29m)

Fitted with shelving units. CCTV monitor.

OFFICE/KITCHEN

With work station, selection of floor mounted cupboards, sink unit with drainer and additional storage shelving.

STAFF CLOAKROOM

GENERAL INFORMATION

RATEABLE VALUE

£9,000. Please note this is not rates payable. For further information we advise you contact the local billing authority, Torbay Council.

BUSINESS

The business is currently owner operated. In previous years, with the longer trading hours, the owners were assisted by 2 part time members of staff. The owners choose to buy the confectionery in bulk, packing the sweets themselves into individual logoed bags. The Bon Bon shop doesn't offer a website or promote regularly via social media, providing the next proprietor with the opportunity to exploit these avenues and include on line purchases. Stock levels in previous years ran up to between £25,000 and £30,000 in value at the height of the season with stock expiry dates being between 12 and 24 months. However due to the current COVID 19 situation the owners have chosen to keep the stock level at circa £5,000. Trading from Feb half term to the end of October, the turnover for year ending December 2018 was circa £123,000 with an abridged net profit of approximately £23,000.

TENURE

The lock up unit is available via a new commercial lease with repairing and insuring obligations at a rent of £14,000 per annum. Further terms to be negotiated.

SERVICES

Mains electricity, water and drainage.

INVENTORY

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

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STOCK

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

EPC D



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