

TRIPLE C CAFE

2 & 3 Cinema Buildings, East Street Credton, Devon, EX17 3AY



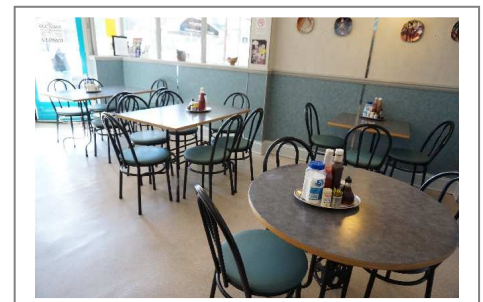
FREEHOLD: £195,000

REF: 1996

Traditional town centre daytime only café with a separate 1 bedroom owners apartment and potential to develop both the trade and the property.

The Triple C Café occupies a prominent and high profile trading position fronting the main A377 Exeter to Barnstaple road, close to the centre of the busy market town of Credton. Credton itself has a population of approximately 9,000 people and is located around 8 miles north west of the Cathedral City of Exeter with its excellent transport communications having 2 mainline rail links to London, an international airport and easy access to the M5 motorway at Junction 30. Credton is renowned for its agricultural links and is surrounded by unspoilt farmland and countryside. To the south west is Dartmoor and to the north is Exmoor.

The property forms part of the former cinema building. Well presented throughout, the property offers incoming operators the opportunity to develop the style of trade to suit their own requirements and the premises briefly comprise:- Main Café Area with seating for 22 customers; Commercial Kitchen, first floor Preparation Kitchen, Freezer Store and Store Room. Additionally there is a completely self-contained First Floor Flat with independent access to the side of the property and briefly comprises:- Sitting Room, Kitchen, Bathroom and Double Bedroom.



ACCOMMODATION

GROUND FLOOR – Glass fronted shop unit with overcanopy and glazed entrance door into **Café Seating Area** with wall mounted menu boards, ceiling fan, glass fronted cold drink and dessert display cabinet, heaters, range of free standing tables and chairs comfortably seating 22 customers. Hatch to adjoining social club. **Customer WC. Customer Servery** with glass fronted display unit, serve over counter with electronic cash register, hot water still, filter coffee machine, wall shelving and base storage units. Access from rear of the servery into **Kitchen** with Altro flooring, part tiled and part stainless steel clad walls and fitted with a range of catering equipment to include:- 4-ring hob, extractor system with stainless steel canopy over, 2 double floor standing deep fat fryers, chip scuttle, hotplate, 2 commercial microwave ovens, upright fridge, toaster, bun toaster, oven, stainless steel workbench with shelving below, stainless steel shelving, twin bowl stainless steel sink unit with waste disposal unit, dishwasher and hand basin.

FIRST FLOOR – **Preparation Kitchen** with perimeter worksurfaces, wall shelving, double bowl stainless steel sink unit, part tiled walls, upright fridge, potato rumbler, food mixer, electric double oven, single oven, 4-ring hob, extractor fan, windows to the front and side. **Staff WC. Freezer Store** with 2 chest freezers. **Store Room** with chest freezer, upright fridge and a blast chiller and wall shelving.

There is real potential to convert the first floor of the premises into further living accommodation if so desired, subject to the necessary consent and conditions.

PRIVATE ACCOMMODATION

Access to the side of the property leads to a separate self-contained flat which is currently let on an Assured Shorthold Tenancy agreement for £100 per week plus all bills. Entrance door on the ground floor leads to a **Utility Room**. Stairs lead to **Sitting Room** with aspect to front. **Double Bedroom** with aspect to front and built in wardrobe. **Bathroom** with shower over bath. **Kitchen** fitted with a range of base and wall mounted kitchen units and complementary worksurfaces.

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.

THE BUSINESS (Accounts will be provided to genuine purchasers, once viewed)

Trading Style – Triple C Café is a traditional daytime only café which has been owned and run by our clients, a husband and wife partnership, for the last 36 years and is for sale due to the impending retirement of our clients. The business offers a comprehensive menu of hot and cold drinks, all day breakfast, snacks, lunches, light bites, sandwiches and baps, jacket potatoes, main meals, pies, pasties, cakes and desserts to eat in or take away. All food is prepared on the premises and home made wherever possible. The business currently trades six days a week from 9:00am until 7:00pm Monday to Friday; 9:00am until 2:00pm on Saturdays and is closed on Sundays. The business benefits from a 5 Star Food Hygiene rating and there is an internal serving hatch and ordering system allowing customers

BUSINESS (contd)

of the adjoining social club to order and collect food from the café. Our clients are prepared to offer full handover and training if so desired.

Trading Information – The business has been run by our clients since 1978 and more recently with retirement in mind, they have deliberately contained the level of trade to below the VAT threshold. Accounts for the year ending 31 March 2013 show sales of £52,438 with an adjusted net profit in the order of £20,000 being achieved. It should be noted that the business closed for at least 7 weeks during this trading year. Full accounting details can be made available to interested parties following a formal viewing appointment.

Current Staffing – The business is run by our clients, a husband and wife partnership, with the assistance of 2 part-time members of staff.

Potential – Our clients advise us that there is potential to develop the business further by extending the opening hours and opening earlier in the mornings and also by opening on a Sunday. There is also the potential to reconfigure the first floor preparation and store areas to create additional accommodation, subject to the necessary approvals and consents. The business also offers incoming operators the opportunity to develop the style of trade and cuisine to suit their own personal requirements.

RATING

For up to date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website www.voa.gov.uk.

SERVICES (advised by client)

All mains services are connected to the subject property with the exception of mains gas. We are advised that the property benefits from a 3 phase electricity supply.

PRICE & TENURE (VAT may be chargeable in addition if appropriate)

£195,000 for the valuable freehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. Vacant possession upon completion.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel: (01392) 201262. Email: info@stonesmith.co.uk
You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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