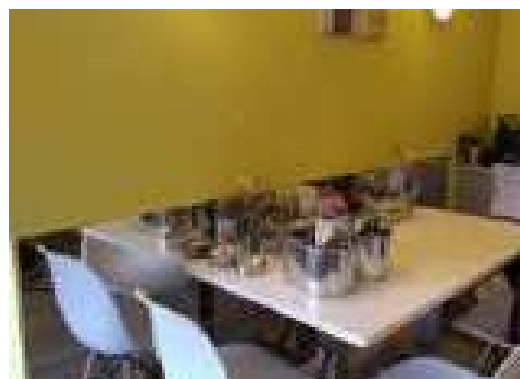


WATERSEGE CAFE AND TAKEAWAY, 19 COOMBE STREET, LYME REGIS, DT7 3PR



- WELL APPOINTED CAFE & TAKEAWAY
- EXCELLENT TRADING POSITION CLOSE TO BEACH
- POPULAR COASTAL RESORT
- LOW ANNUAL RENT
- SALES IN THE REGION OF £500-£1,000 PER DAY
- NO BUSINESS RATES
- EPC E 108

£125,000 LEASEHOLD

Miller Commercial

The business property specialists



LOCATION

Lyme Regis is situated on Dorset's Jurassic Coast which is a World Heritage Site that attracts hundreds of thousands of visitors each year. The town has a population of circa four thousand residents and unlike many similar Coastal Towns and Villages in the Westcountry remains busy throughout the year. Coombe Street is renowned for its many character properties, interesting shops, galleries, the Town Mill tourist attraction (a working water mill with cafe, art gallery and craft units) and Dinosaurland Museum. It is also one of the main pedestrian routes into the town centre.

THE BUSINESS

The business currently trades 7 days a week during the daytimes only, it is overseen by our client with the assistance of one full time member of staff and additional part time staff as and when required. Our clients have focused on offering high quality local produce through a varied Menu for Dining in Or Taking Away which includes a range of Hot & Cold Drinks, Filled Sandwiches, Soups, Pastries, Breakfast Menu and Daily Specials. We are advised by our client that the average weekly turnover is in the region of £500 - £1,000 per day. Accounting information will be made available subject to a viewing appointment in the first instance.

PREMISES

The Premises which occupy the Ground Floor of this Grade II listed building were acquired by our client in 2019 and have been the subject of a comprehensive programme of refurbishment before re-launching as Watersedge Cafe. The Cafe boasts circa 22 - 24 covers, with some seating to the front elevation. A refitted counter/preparation area which boasts an extensive array of catering equipment, (an inventory is available upon Request). To the rear of the premises are the staff/customer toilets.

GENERAL INFORMATION

West Dorset District Council
58-60 High West Street
Dorchester
Dorset DT1 1UZ
Tel: 01305 251010
Fax: 01305 251 481
email: custservices@westdorset-dc.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band E (108)

INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

TENURE

The business is available by way of an assignment of the existing 7 year lease that commenced on the 5th September 2019 at a current passing rental of £6,500 per annum.

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999

STOCK

To be taken at valuation.

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

CONTACT INFORMATION

For further information or an appointment to view please contact either:-
Paul Collins on 01872 247029 or via email pc@miller-commercial.co.uk or
Graham Timmins on 01872 247019 or via email gt@miller-commercial.co.uk
VIEWING: Strictly by prior appointment through Miller Commercial.



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.



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