



## Watersedge Cafe And Takeaway, 19 Coombe Street Lyme Regis DT7 3PR

A wonderful opportunity to acquire a refitted and highly successful Coffee shop, Sandwich Bar & Takeaway in the Heart of this popular Coastal Resort. The business is available by way of an assignment of the existing 7 year lease at a current passing rental of £6,500 per annum.

- 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

**Offers over £40,000 Leasehold**



## 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

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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](mailto: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](mailto:pc@miller-commercial.co.uk) or  
Graham Timmins on 01872 247019 or via email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)  
VIEWING: Strictly by prior appointment through Miller Commercial.

