



EDDY
MEZE & COCKTAIL BAR

COME AND JOIN US AT
LEMON JELLI
CAFE - CATERING EVENTS - BAR SERVICE
£439.425

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LEMON JELLI

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CAFE
BISTRO

LEMON JELLI

OPEN 7
DAYS A WEEK



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Lemon Jelli

45 Queen Street, Newton Abbot, Devon, TQ12 2AQ



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**Renowned Licenced Café/Bistro in Heart of Bustling Market Town
Trading for over 15 years with Considerable Customer Base
Seating 68 with Boho Parisian Style Décor
Comprehensive Catering Kitchen & Prep Area
Open Pizza & Crepe Kitchen**

LOCATION

Queen Street is one of Newton Abbots main traffic and pedestrian thoroughfares. The popular and thriving town of Newton Abbot offers a variety of retailers, professional users and catering establishments. Lemon Jelli occupies a corner plot with Albany Street with the River Lemon running parallel to the rear. Newton Abbot Railway Station, which has mainline connections with Exeter, Plymouth, Torbay, London and the North is only a short distance away. Ample and inexpensive car parking is available in the town centre.

DESCRIPTION

Lemon Jelli is a substantial licenced premises trading as a daytime café/bistro. The café is popular for its 'All Day Breakfasts', pizzas and crepes plus its large choice of burgers, baguettes & sandwiches, salads and baked potatoes. There is also an imaginative 'Little Dudes Menu'. All items on the menu are freshly prepared using locally sourced quality produce. Lemon Jelli offers a range of alcoholic beverages & soft drinks, teas & the very popular barista coffees. The café has a Boho Parisian style décor with a mixture of soft furnishings and table seating for 68 There is a designated seating area for children with a range of toys and books. The business trades 7 days a week and the premises is also available for hire in the evenings. For further information please visit the website www.lemonjellibistro.com or www.facebook.com/lemonjellibistro/.

Ref No: 4529

Offers in the Region of £140,000 Leasehold

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The premises comprises:-

Substantial ground floor premises with double glazed windows, original wood flooring and gas central heating.

MAIN TRADE AREA

With access from Queen Street and Albany Street offering a range of seating with sofas, coffee tables, dining tables & chairs.

BAR SERVERY

Original wood bar top with white wash wood panelling below. Two bar fonts, Victoria Arduino state of art coffee machine, hot water boiler, cake display unit, EPOS touch screen till system and under counter storage. Back bar with display shelving.

PIZZA & CREPE OPEN KITCHEN

Back mirror with logo, heated pass and under counter drinks fridge. Pizza preparation area with commercial dough mixer, commercial crepe maker, marble top work station with extraction over. Side counter with double pizza oven, panini machine, under counter fridge and condiment table.

LADIES & GENTS CLOAKROOMS

COMMERCIAL KITCHEN

Extraction, stainless steel & wipe clean splash back and non-slip flooring. Double deep fat fryer, Pro Lite contact griddle, counter top electric ring, 3 pot Bain Marie, microwave and Lincat electric grill. Selection of stainless steel prep tables and shelving.

PREP AREA

Spacious area with tiled floor throughout and wipe clean wall cladding. Counter top Turbofan oven, commercial microwave, range of blenders, selection of upright fridges and freezers and counter top ice machine. **Wash Up Area** Double stainless steel sink unit, tray rack and commercial dishwasher.

FREEZER AND DRY STORE ROOM

Exit to communal area leading to side alleyway and bin storage.

GENERAL INFORMATION

RATEABLE VALUE

2023 List: £17,000. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Teignbridge Council.

TENURE

The premises is held on an internal repairing and insuring lease with a term of 5 from 2023. The rent is £14,688 per annum.

BUSINESS

Lemon Jelli is owner operated with the assistance of 5 staff working on between 100-130 hours per month and 4 staff on 20-40 hours per month covering the front of house and kitchen duties. The trading hours are 10am-3pm Sunday to Friday, 9am-4pm Saturday. There is scope for the next operator to extend the trading times and therefore increase what is already an impressive turnover of circa £245,000. Further accounting information will be made available to Bona Fide applicants following a formal viewing.

SERVICES

Electricity, main water and drainage.

INVENTORY

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

STOCK

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

EPC RATING C

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