

LLOYD & JAMES CHOCOLATE

GIFTS HANDMADE CHOCOLATES

Lloyd & James Chocolate

26 Fore Street, St. Marychurch, Torquay, Devon, TQ1 4LY



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**Established Artisan Chocolatier in Popular Shopping Precinct
Handcrafted Luxury Chocolate & Truffles Made on Site
Strong Repeat Customer Base & Corporate Clients
Full Training will be Provided by the Current Owner
A Wonderful Opportunity to Work in a Deliciously Creative Profession**

DESCRIPTION

Lloyd & James Chocolate is an artisan chocolatier specialising in handcrafted chocolates, including truffles, bars, buttons, lollies and novelty items all made on-site using the finest ethically sourced ingredients. The Chocolatier also caters for special occasions; birthdays, anniversaries, weddings with hampers being particularly popular at Christmas & Easter. All items can be personalised on request.

As well as on-site sales, Lloyd & James Chocolate has collaborated with various corporate clients to provide customised chocolate gifts for staff rewards and client appreciation. For further information please visit www.lloydandjameschocolate.co.uk

The retail unit is located in St Marychurch shopping precinct which is recognised as one of Torquay's most desirable locations, with a fine mix of privately owned shops, cafes, beauty salons and tourist attractions. There is also a strong sense of community spirit between the traders.

The sale of the business will include the valuable trade equipment required to produce such luxury products with the proprietor offering full training to the next owner so to ensure and maintain the quality & integrity of the products.

Ref No: 4869

£27,500 Leasehold

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The premises comprises:-

Traditional shop frontage with large picture windows and side entrance:-

TRADE AREA

Window display, assorted display cabinets with inset lights, modern freestanding sideboard with display counter and countertop glass display cabinets.

SERVICE COUNTER

To the rear of the shop with touch screen cash register.

CHOCKOLOGY LABORATORY (CHOCOLATE PREP AREA)

Key Choc CH 18 Chocolate Holding Tank, 3 x Key Choc MM15 Chocolate Moulding Machines and a large variety of chocolate moulds. Upright fridge freezer, electronic weighing scales, microwave, stainless steel prep tables, storage racks and shelving units and various storage containers.

STOREROOM

Wall mounted shelving and cupboards providing storage for packing material, logoed and themed display boxes & hampers.

KITCHENETTE/STOREROOM

Floor mounted cupboards, sink with drainer, dishwasher and upright fridge freezer. Freestanding storage racks.

STAFF CLOAKROOM

GENERAL INFORMATION

RATEABLE VALUE

2023 List: £12,000. Please note this is not Rates Payable. Interested parties are advised to make their enquiries with the Local Billing Authority, Torbay Council.

THE BUSINESS

Lloyd & James has been trading from its current location since 2020. However, the business has been established for over 15 years. The current owner has operated the business since 2021. A new website was launched in 2022 with the client base steadily growing. The chocolate is made using only the finest and ethically sourced chocolate pellets which are tempered onsite. The fillings are made with natural flavourings using fresh and where possible, locally sourced ingredients.

The turnover of the business remains consistent with sales figures for year end 2024 being approximately £70,000. Further accounting information will be made available to Bona Fide applicants following a formal viewing arranged through Bettsworths.

TENURE

The premises is available via a new repairing and insuring lease at a rent of £13,000 PA with further terms to be agreed. There is a quarterly service charge of £325 which covers all repairs & maintenance excluding the decoration & shop front of the unit.

STOCK

Stock in trade will be taken over by the purchaser at valuation on the day of completion. We have been informed the stock levels generally run at circa £4,000.

SERVICES

Mains water and electricity. Wall mounted heating & A/C units.

INVENTORY

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

EPC RATING C

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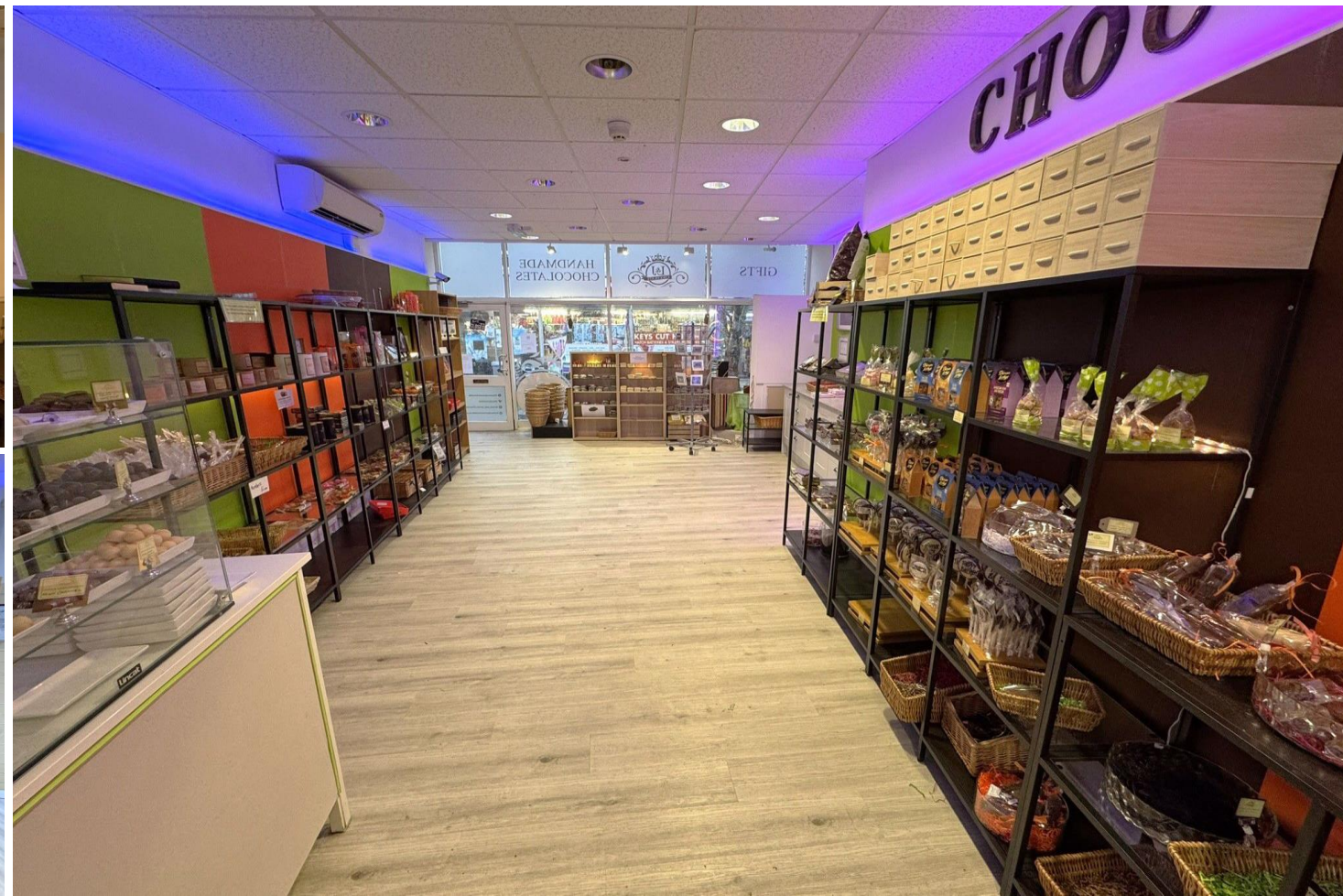
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