



Bantham
VILLAGE STORES

COFFEE SHOP
& Terrace

Fully Licensed CAFE
Hot & Cold Food Available on our Beautiful terrace
Amazing Estuary Views

Body Boards, Wetsuits, Buckets & Spades
BBQ, Ice Creams, Toys, Gifts & much more...

Bantham Village Stores

Bantham Village Stores & Cafe

Bantham, Kingsbridge, Devon, TQ7 3AP



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**Spectacular Location for Licenced Store & Café with Large Terrace
Stunning Panoramic Views Across Avon Estuary, Bigbury Bay & Burgh Island
Huge Benefit of Owners 3/4 Bed Accommodation with Parking
Trading Throughout the Year with Local & Seasonal Customer Base
Amazing Owner/Operator Lifestyle Opportunity. Must Be Viewed to Fully Appreciate**

LOCATION

Bantham is a coastal village in the South Hams, Devon. It is quietly nestled within the Bantham Estate which covers 728 acres in the South Devon Area of Outstanding Natural Beauty and lies on the estuary of the River Avon, less than a quarter of a mile from the sea at Bigbury Bay and Burgh Island. Salcombe is to the east and Plymouth to the west. Bantham Beach is extremely popular with families as it is shallow and sandy and lifeguards on duty from May to September. It is also one of the best surfing beaches in South Devon. There is a full range of guest accommodation available in the area such as B&B's, hotels, camp sites and holiday cottages which swell with holiday makers during the warmer months of the year. There is also a large number of second homeowners who frequent the area throughout the year.

DESCRIPTION

Bantham Village Store & Café provides elevated views of the Avon estuary, across to Burgh Island and Bigbury and is only a 4 minute walk to the beautiful Bantham Beach. The Café & Store, which operates throughout the year, offers both locals and visitors a one stop shop for groceries and freshly prepared pasties, breakfasts and lunches and a range of hot & cold drinks to eat in or take away. The Café is also licenced and during the holiday season the owners offer regular events in the evening such as BBQ's, Pizza nights and Fish nights. The decking provides seating for 65-70 where the customers are able to enjoy the panoramic views. The owners have taken into consideration our changeable weather and offer a covered seating area. Customers can also enjoy their refreshments in an 'All-Weather Pod'!

Ref No: 4892

£149,950 Leasehold

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The premises comprises:-

GENERAL STORE

Service counter with cash register, range of display fridges & freezers and display shelving displaying a range of general products to include toiletries, household products, fresh, frozen & tinned groceries much of which is sourced from local farms and suppliers. Through to the side is the 'Beach Shop' offering a range of hats, balls, buckets, spades, body boards and other beach goods. Through to the Rear:-

CAFE

Service Counter with larger chiller display cabinet, hot & cold drinks preparation area with double head Zoe coffee machine, electronic on demand coffee grinder, commercial double grill, milkshake maker and two fridges. Table & chairs seating 2.

MAIN CATERING KITCHEN

With stainless steel prep tables, double level heated gantry, large fridge, two countertop fryers, 4 induction rings, large grill, two microwaves, 6 slice toaster and double panini machine.

WASH UP AREA

With double sink unit, dishwasher, large Buffalo fan oven and countertop fryer.

BAR

With service hatch to the terrace area. Python system, 3 bar mounted beer fonts (are on loan from Salcombe Brewery, on condition that you sell their products), wall mounted optics, blender, 2 milk shake mixers, fresh coffee machine & grinder, hot water boiler and under counter drinks fridge. Touch screen Epos system.

REAR TERRACE WITH PANORAMIC VIEWS

Large, decked area over 2 levels. Higher level with timber framing for plastic removable covering, seating 65-70 at rattan style table & chairs. Access to Bar service hatch. Steps up to raised platform with 'All-Weather Pod'. Steps down to lower terrace with wooden picnic tables seating 6. Sectioned off area with oil tank.

PARKING

Private parking space for the owners use only.

OWNER'S ACCOMMODATION

Accessed through Café Area. Stairs to **FIRST FLOOR:-**

Small Kitchen, double bedroom with views across the countryside, double bedroom with glorious views across the estuary and beyond, bathroom and lounge/diner with countryside views. Spiral staircase leading to loft conversion currently set out as lounge/TV room (alternatively a 3rd bedroom) shower room and double bedroom overlooking the estuary.

GENERAL INFORMATION

THE BUSINESS

The store & café trade throughout the year. From November to March the trading hours are 9am-1pm. From April to October the trading hours are extended as the weather and light improves, closing at 7pm at the height of the season. The premises licences allows for the sale of alcohol between 10am-7pm, however there is an agreement in place that the café can trade on further into the evening, six times a year. The café currently offers an easily prepared menu to include hot & cold breakfasts served between 9 - 11:30am, lunch from 12pm with the menu including Devon made pasties and freshly made sandwiches. During the colder months, locally made fresh soup and warm baguettes are also available. All food and drink options are available to have on the terrace or take away.

TENURE

The premises is held on a fully repairing and insuring lease with a term of 12 years from December 2021. The rent is £10,000 per annum.

SERVICES

The premises is connected to mains electricity, septic tank and the boiler is oil fired.

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RATEABLE VALUE

2023 List: £8,400. Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority.

COUNCIL TAX BAND A.

EPC RATING C.

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 will be taken over by the purchaser at valuation on the day of completion.



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