



Cloudberry Lily

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WORKSHOPS

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IN SHOP

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& ACCESSORIES
ANNIE ALAN
CHALK PAINT STOCKIST
PAINTED FURNITURE
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Cloudberry Lily

106 Reddenhill Road, Torquay, Devon, TQ1 3NT



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**Delightful Interiors & Accessories Shop
Stocking a Range of Eclectic Homeware
Plus Upcycled & Restored Furniture
Official Stockists of Annie Sloan Chalk Paint
Established for Over 12 Years**

LOCATION

Reddenhill Road is a popular parade of shops including a convenience store, cafes, three charity shops, hairdressers & beauticians and bakery to name a few. Reddenhill Road is located off Babbacombe Road which is one of the main arterial routes through Torquay and there is ample free parking in the area.

DESCRIPTION

Cloudberry Lilly is a delightful interiors and accessories shop. The shop boasts an eclectic range of homewares to include upcycled & restored furniture, ornaments, framed wall hanging pictures, clocks, mirrors and rugs. Cloudberry Lilly is also the official stockist of Annie Sloan Chalk Paint and Accessories, Iron Orchid Design and Polyvine Varnishes and Specialised Products. The owner restores & upcycles furniture within the shop using the products in stock. The stock is procured from auctions, house clearance and trade contacts. The owner also carries out commission work. Cloudberry Lilly is gently trading to suit the current owner, opening Tuesday-Saturday 10am – 4.30pm. This therefore provides ample opportunity for the next owner to extend the opening hours and to promote the business further by creating a website for online purchases and social media portals.

Ref No: 4924

£10,000 Leasehold

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The premises comprises:-

Large glass frontage with side entrance leading into:-

MAIN RETAIL AREA - 30.33m²

With original wood flooring, wood panel walls, display window and large display cabinets. To the rear is the workshop area and customer service counter.

STORE ROOM/WORKSHOP

With kitchenette. Previously used as a workshop and now used to store stock for the shop. Access to the rear lane.

STAFF CLOAKROOM

GENERAL INFORMATION

TENURE

We have been informed the Landlord will grant a new fully repairing & insuring lease to the ingoing tenant, subject to satisfactory checks and 2 months' rent deposit. The rent for the first year will be £6,500 rising to £7,000 in year 2 and £7,500 in year 3.

RATEABLE VALUE

2023 List: £7,600. Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

STOCK

Current stock levels run at circa £12,000. However, the owner will be happy to run down any stock that isn't required.

INVENTORY

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

EPC AWAITED

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. Tel. 01803 212021.

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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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