

SPARGO HOUSE
10 BUDSHEAD WAY
PLYMOUTH PL6 5FE

tel: 01752 20 60 20
fax: 01752 20 60 26

e-mail:
enquiries@huntleyandpartners.com
Website:
www.huntleyandpartners.com

Q02PSG

Ref No: G.2107

BRAY FARM SHOP

7 CHURCH STREET, LAUNCESTON, CORNWALL, PL15 8AW.

- * *Busy farm shop, deli and café.*
- * *Heart of historic Cornwall market town.*
- * *Charming lock-up premises fully equipped throughout.*
- * *Well-appointed sales shop and café area with servery counters and seating for approx. 20 persons.*
- * *Comprehensively equipped kitchen and preparation areas.*
- * *Historic turnover approx. £254,000 per annum with gross profit approx. £128,739 per annum. Generous net profit.*
- * *Well established business. Ideal owner run concern.*
- * *New lease available. Rent only £8,000 per annum.*
- * *Viewing essential.*



The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact, and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of these statements. The vendors or lessors do not make or give Huntley & Partners nor any person in their employment, any authority to make or give any representation or warranty whatsoever in relation to this property.

The Bray Farm Shop is located in a prime trading position in the heart of the historic Cornwall town of Launceston. Church Street is one of the main shopping thoroughfares for the town and there is a full and varied selection of businesses represented nearby, all of which service the substantial population. In turn, trade is further enhanced during the summer months by the many thousands of holidaymakers and visitors to Launceston.

Launceston lies adjacent to the main A30 trunk route which links Exeter to Cornwall and carries a considerable volume of holiday traffic in the summer months, in addition to the normal commercial traffic throughout the year. The area is particularly attractive, being within close reach of the famous Tamar Valley which forms the county boundary between Devon and Cornwall. In turn, it is very popular as a tourist centre being within 35km of the beautiful sandy beaches and coves of North Cornwall as well as being only a short drive from the breathtaking moorland scenery of both Dartmoor and Bodmin Moor.

The property is lock-up and occupies the ground floor of a terraced period property, with the upper floor accommodation having previously been sold off. It comprises an attractive well-appointed sales shop and café area together with good-sized kitchen and preparation areas together with a toilet facility. It is comprehensively equipped and fitted throughout and an early viewing appointment is essential to fully appreciate the location, appeal and genuine potential of this reputable business concern.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

SALES SHOP AND CAFÉ AREA A charming well-appointed sales area and café with recess entrance and picture windows to front aspect, air-conditioning, integrated ceiling spotlighting, carvery counter section, heated pie and pasty cabinet, digital cash register, coffee machine, ice cream conservator, drink and diary deck, two chilled serve over counters, digital cash register, butchery chopping blocks and menu display board.

PREPARATION AND KITCHEN AREAS Being semi open-plan to the sales shop and café with commercial floor covering, tiled walls, stainless steel commercial sink unit, stainless steel wash-hand basin, commercial oven, chest freezer, refrigeration, griddle, commercial meat slicer, microwaves, shelving and walk-in cold room.

TOILET

LARGE CELLAR AREA (not inspected).

OUTSIDE To the rear off the kitchen and preparation area is a covered passageway providing rear access/fire exit.

SERVICES We understand that all main services are available to the property.

THE BUSINESS

TRADE is that of a **BUSY FARM SHOP, DELICATESSEN AND CAFÉ** which enjoys a prime trading position in the heart of this thriving and historic Cornwall town. The business was **ESTABLISHED** by our clients in 2007 and, during their tenure, they have established a reputable and popular concern which is now only **OFFERED FOR SALE** due to their other business interests and commitments.

The business is **FULLY STAFFED** with the current owners, due to other commitments, not involved in the day to day operation of the business. However, they have operated it very successfully in the past and it is felt that it would be ideally suited to an active husband and wife team, who if fully involved could reduce staff and future wage costs.

We understand that the **CURRENT OPENING HOURS** are from 8.30am till 5pm Monday to Saturday, closed all day on Sunday. It is felt that there is **GENUINE POTENTIAL** to increase these hours if desired with the possibility of opening on Sundays as well as extending the daytime trade during the busy summer months.

The business is **WELL ESTABLISHED** with an enviable reputation with a consistent and regular trade. We understand that the **TURNOVER** for the year ending 31st March 2016 amounted to approximately £254,268, achieving a **GROSS PROFIT** of approximately £128,739 with an **ADJUSTED NET PROFIT** of approximately £47,000. This net profit was achieved after staff wage costs of £43,365. We understand that, since 2016, our clients have not been involved, due to their other commitments, in the day to day running of the business and trade has dropped off a little although it is felt there is **EXCELLENT POTENTIAL** under new and enthusiastic ownership to build on the existing trade and ensure the continued success and profitability of the business. Additional trading figures will be made available to serious prospective buyers once they have actually inspected the property.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £2,500 - £3,500.

TENURE The business is offered with the benefit of a new commercial lease, for a period of up to 20 years if required, at a commencing rental of £8,000 per annum in year 1, rising to £10,000 per annum in years 2 and 3. At the end of year 3 it will be subject to an open market review with rent reviews every 3rd anniversary, with the tenant responsible for the standard repairing and insuring covenants.

BUSINESS RATES We understand that the premises are exempt from business rates.

An ideal opportunity to acquire a well established and reputable business which, under new and enthusiastic ownership, is capable of sustaining a very lucrative and generous net profit.

PRICE: LEASEHOLD OFFERS AROUND £14,950 **SAV** **SOLE AGENTS**

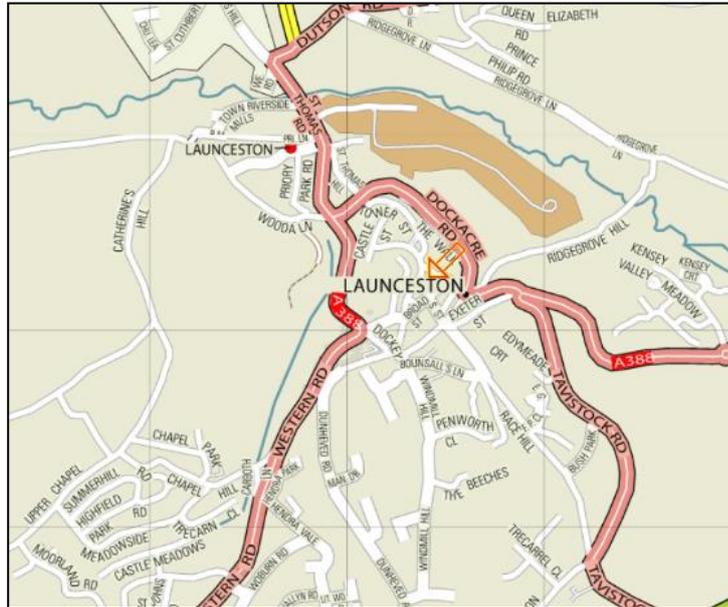
Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING Our clients require that **all viewings must be arranged by prior appointment through our offices.** Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions.** Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20** (24hr answering service).

MORTGAGES Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.

LOCATION MAP



PHOTOGRAPHS

