The Harbour Shed

1 Riverside Road, Lynmouth, Devon, EX35 6EX

Bettesworths

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Superb Location Overlooking the Harbour & Estuary
Beautifully Refurbished Throughout in 2020
Internal Seating for 30+ Covers
Attractive Terraced Garden with 50+ Alfresco Covers
Excellent Business with Strong Turnover & Net Profit

LOCATION
Lynmouth is one of Devon's most picturesque and popular coastal resorts, nestled at the foot of the dramatic cliffs that connect with its twin village, Lynton. The area is famed for its breathtaking scenery, where Exmoor meets the sea, and offers a wealth of attractions to visitors year-round. The harbour, riverside walks and access to the famous Lynton & Lynmouth Cliff Railway make the village a constant draw for day-trippers, walkers and holidaymakers. Outdoor pursuits are abundant in the area, with coastal paths, beaches and Exmoor National Park all within easy reach.

The local economy benefits from a healthy mix of tourism and a supportive resident population. Nearby towns such as Ilfracombe and Barnstaple provide a wider range of amenities, while Lynmouth itself remains a highly desirable trading location, attracting repeat visitors year after year.

DESCRIPTION
A profitable and well-presented fish & chip shop, trading from an outstanding corner position in the picturesque coastal resort of Lynmouth.

Extensively refurbished at significant expense in 2020, the premises are fitted to a high standard with quality commercial equipment and stylish internal décor. The business enjoys year-round custom from both locals and tourists, benefitting from Lynmouth's ever-growing popularity as one of North Devon's most sought-after destinations. Current trading demonstrates strong sales with a healthy net profit.

Ref No: 5370

£135,000 Leasehold

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Family Business
3 Generations
Since 1943

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The accommodation briefly comprises:-

MAIN TRADING AREA
Light an airy trading space with main servery, tables and chairs for circa 30+, with high stools to one wall. Tiled walls, wood effect flooring, double glazed doors to outside, timber framed windows, separate double entrance door, backboards and pendant lighting.

KITCHEN & SERVERY AREAS
Main servery with Kiremko 4 pan range, which is self-cleaning. Various refrigeration, Ban Marie, microwave, tiled walls, stainless steel worktop, undercounter refrigeration units, hot cupboard, coffee machine and non-slip flooring. Through to:-

PREP AREA
With sink and drainer, potato rumbler, various freezers and refrigerators, non-slip flooring and racking.

STAFF WC

FURTHER WC
With storage area racking. Door through to trading area.

REAR STORE
With metal clad walls.

OUTSIDE
Sunny patio trading area, with 8 pub benches prodding circa 50 covers. Lock up shed housing chest freezers.

GENERAL INFORMATION

RATEABLE VALUE
2026 List: £16,250

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

TENURE
The property is held on a 10 year IR&I Lease since 2023 (8 years unexpired), at a rent of £19,696.28 per annum.

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

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

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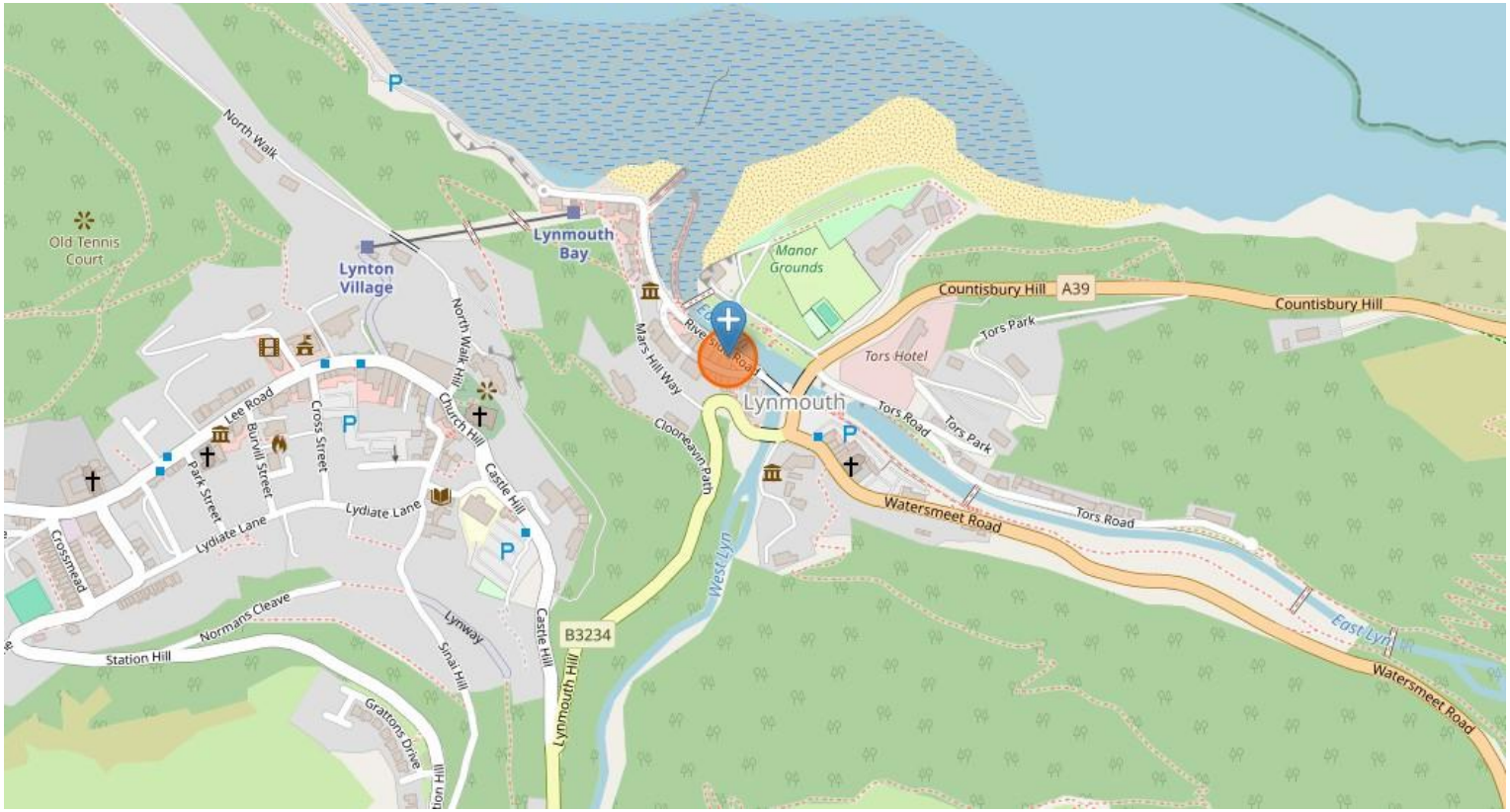

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Devon
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IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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