



Brookside Cafe & Restaurant

9 Station Road, Bovey Tracey, Devon, TQ13 9AW



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**Superb Café/Restaurant Located at the ‘Gateway to Dartmoor’
Benefitting from Spacious Residential Accommodation – Let on AST
Well Maintained Garden Seating Area & Large Customer Car Park
Operated Under Management with Owners Overseeing
Internal Seating for 85, External Seating for 80+**

LOCATION

Known as The Gateway to Dartmoor National Park, Bovey Tracey is a beautiful and welcoming market town offering a range of quality independent retailers, delicatessens, high-class butchers, farm produce and fair-trade shops alongside a number of unique visitor attractions. Bovey is circa 10 miles south-west of Exeter and lies on the A382 road, about halfway between Newton Abbot and Moretonhampstead, a perfect place to base oneself when exploring the area. Bovey is also an extremely popularly stopping point for walkers and cyclists enjoying the Wray Valley Trail.

DESCRIPTION

Brookside is a well-established and extremely popular year round Licenced Café & Restaurant, which has been in the same ownership since 2004. The cafe trades from a substantial detached premises set within delightful gardens with large private car park and benefits from first class 3 bedroom residential accommodation to the first floor. The building was constructed in 2002 in the style of a Victorian Villa and boasts quality fixtures and fittings. The opening hours of the cafe are limited to suit the current owners, trading from 9.30am to 4.30pm 7 days a week. The owners will also cater for large parties in the evening by pre-arrangement. The varied menu offers a range of hot & cold breakfasts, served until 3.30pm (11am Sundays). The lunch menu includes a daily roast and homemade pie alongside the traditional lunch options and is available from 11.30am-3.30pm. The very popular cream teas, sandwiches & baguettes and jacket potatoes are served until 4.30pm.

Brookside is operated by a full team of staff with a Manager and Assistant Manager in place assisted by Head Chef and full & part time front of house and kitchen staff. However, the owners oversee the daily running of the business. This is a genuine retirement sale.

Ref No: 5408

£565,000 Freehold

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The premises comprises:-

MAIN TRADE AREA

Entered via the front of the building through the garden seating area or from the car park to the rear. Attractive and light seating areas for circa 85. Well-equipped Bar/ Servery with ExpoBar coffee machine, commercial fresh orange juicer, Lincat hot water boiler, under counter drinks fridges and storage. EPOS till system with touch screen.

CLOAKROOMS

Ladies, gents and disabled.

COMMERCIAL KITCHEN

Fully fitted with a range of commercial equipment to include; extraction, heated pass, wipe clean splash back and commercial non-slip flooring. Six ring gas stove with oven under, deep fat fryers, griddle, double panini machine, wall mounted Salamander grill, Rational oven and a range of microwaves.

WASH UP AREA

With slide through commercial dishwasher.

DRY STORE AREA

Wall racking, walk in fridge, various fridges and freezers. Access to rear car park.

EXTERNAL TRADE AREA

Pretty and well maintained garden providing seating for 80+.

CAR PARK

Providing space for 18 cars.

PRIVATE GARDEN

To the side of the building incorporating large storage shed.

PRIVATE THREE BEDROOM RESIDENTIAL ACCOMMODATION

Accessed via private entrance from the rear of the premises. Stairs up to first floor. Large apartment with 2 double bedrooms and master bedroom with en-suite bathroom. Shower room with WC and wash hand basin, fully fitted open plan kitchen / dinner, large lounge /diner. Currently let on an AST at a rent of £900 PCM.

GENERAL INFORMATION

BUSINESS RATES

2023 List: £21,250. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

THE BUSINESS

We have been informed the Net Turnover for last year was £515,400. The letting of the apartment generates a further £11,100 PA. Further trading figures will be released to bona fide applicants following a formal viewing arranged through Betteworths.

SERVICES

The premises is connected to all main services.

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.

COUNCIL TAX BAND A.

EPC RATING C.

VIEWING

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

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Whilst every effort has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for any errors or omissions in it. Measurements, areas and rooms are approximate only unless otherwise indicated. Units and interior walls are shown as scale-based on internet measurements. Any figure given is for visual guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given for the total square footage of the property indicated on this plan.

www.bettesworths.co.uk
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TQ1 4NB



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