



A popular and well-regarded quality delicatessen/food to go business/coffee shop and café, being fully licensed and equipped to an extremely high standard throughout. Occupying a sought after and prominent town centre trading position in a popular and busy East Devon coastal town. Unique and profitable business opportunity which is easily manageable and still offers tremendous potential and further opportunities for new owners. Viewing is essential.

**DELI ON THE STRAND
16 THE STRAND, EXMOUTH, DEVON, EX8 1AD
LEASEHOLD: £89,950 REF: 2131**

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THE PROPERTY

Deli on the Strand occupies a sought after and eye-catching trading position within a ground floor corner lockup premises. This versatile multifaceted business trades as a delicatessen/food to go outlet/coffee shop and café and has been established for over 10 years. Extremely well presented throughout, the business benefits from continued investment and improvement, being purposefully fitted and equipped. The business offers potential for incoming operators to purchase a profitable and highly desirable business, selling a range of quality homemade, local and regional produce and championing the best that the West Country has to offer. Deli on the Strand has established an excellent reputation and represents a unique opportunity to purchase a popular, easily manageable and profitable business with no major expenditure necessary. The premises briefly comprise:- Main Customer and Retail Sales Area with Delicatessen Servery Area and Indoor Seating for up to 18 customers, during the winter months; Customer Servery/Food Preparation Area and Kitchens. Outside to the front of the premises, a pavement license is held providing Alfresco Customer Seating for 24 customers with a retractable sun canopy. A viewing appointment is essential in order to fully appreciate all that this impressive, easy to run and profitable business has to offer.



SITUATION

Deli on the Strand is a thriving and well-regarded business which occupies a prominent and eye-catching end of terrace trading position, with frontage to two sides. Enjoying all the considerable commercial advantages of a prime trading position amongst other complementary businesses and being situated in the centre of the popular and busy East Devon coastal town of Exmouth. The premises are situated on The Strand, a large public square and the focal point of the town and the business also benefits from being adjacent to Manchester Street, one of the main pedestrian walkways linking the nearby Imperial Road Carpark, train station and bus station with the town centre.

Exmouth is a sought-after coastal resort town situated on the Jurassic coast and designated as a World Heritage site by UNESCO. Exmouth has a resident population of around 48,000, although this increases substantially during the busy summer months. Exmouth's sandy beach has been long regarded a tourist attraction in its own right, stretching for around 2 miles. The cathedral city of Exeter with its easy access to the M5 motorway, intercity rail links and international airport is approximately 12 miles to the North West.



INTERNAL DETAILS

Modern ground floor corner premises with double entrance doors to the front with recently installed retractable sun canopy over and further glazed return frontage with additional double entrance doors to the side elevation. **Main Retail Customer Area** an attractive, fully air-conditioned trading area with perimeter wooden display shelving units, small table-top ice cream freezer and a glass fronted upright delicatessen fridge. This area is also used as an **Internal Customer Seating Area** with free standing tables and chairs providing upto 18 covers during colder months. To the rear of the retail area is a **Customer Servery and Preparation Area** with a substantial glazed refrigerated serve over delicatessen counter with feature lighting above, open plan preparation area to the rear, wall mounted menu boards, commercial coffee machine, two coffee grinders, four door undercounter commercial fridge unit, feature wall mounted display shelving, double glass fronted bottle fridge, ice machine, pasty/pie warming cabinet, ham slicer, cheese wire, electronic scales and EPOS touch screen till system (on lease). **Customer WC. Kitchen Area** with Altro flooring, fully tiled walls, commercial deep bowl stainless steel sink unit, water heater over, commercial dishwasher, wall mounted stainless steel cabinet, stainless steel wall shelving, stainless steel handbasin, three door undercounter commercial fridge unit, upright commercial freezer, upright commercial fridge, commercial microwave oven, commercial eye level grill,

four ring induction hob, twin contact panini grill, turbo fan commercial electric oven, stainless steel work benches and entrance/delivery door to the side.

Storeroom Area with shelving.

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.



EXTERNAL DETAILS

Alfresco Seating Area to the front of the premises with a newly installed retractable sun canopy over. Alfresco seating and dining for approximately 24 customers with outdoor patio style furniture. This area is subject to a separate pavement license fee payable to East Devon District Council with an initial cost of £200, and then £85 per annum and incoming purchasers will need to make a new application as this license is not transferable. Please contact us for further details.

THE BUSINESS

Deli on the Strand is an established and well-regarded business with a strong following, which trades as a quality delicatessen/food to go outlet/coffee shop and cafe. This appealing day time only catering business has been established for over 10 years and offers a wide range of speciality produce with the emphasis on quality products from local and regional producers, stocking items and ranges that the supermarkets do not supply. The business offers a wide selection of speciality food and drink including cheeses, cooked meat, dairy produce, pates, speciality teas and coffees, preserves, giftware, oils, pastas, sauces, flowers, fruit and vegetables, biscuits, confectionary, eggs, honey, olives, alcoholic and non-alcoholic beverages, homemade quiches and tarts, locally supplied pies, pasty's and pastries, locally supplied and homemade cakes, flapjacks and traybakes, as well as ice-creams during the summer. The business sells a popular and easy to prepare menu to eat in or takeaway to include breakfast baps, sandwiches, paninis, pies, pasty's, sausage rolls, quiches, tarts, scotch eggs, salad bowls,

and popular homemade cakes, pastries, scones and afternoon teas and treats. Hampers are also popular and made to order, during the build up to Christmas. The business boasts a 5 star food hygiene rating and is well regarded on TripAdvisor and the business has its own website www.delionthestrland.com which provides further background information. Following the Covid-19 pandemic outbreak, the business has been adapted from successful cafe/deli to now being more focussed on the deli with outside seating areas for customers. This has proved successful and the business has not been subject to closure during any of the subsequent lockdown periods. The sale of Deli on the Strand offers a unique opportunity to purchase a well-regarded and profitable 'turnkey' business with an exceptional reputation and yet it still offers tremendous potential for new owners to put their own stamp on the business and for further growth and development. Our clients are prepared to offer a full handover and training, if required and an early viewing is highly recommended in order to full appreciate all that this easily manageable business has to offer.



TRADING INFORMATION

Sales of £234,125 excluding VAT for the year ending 31st March 2022 with a gross profit of £122,641. Net profits in the order of £45,000 were achieved after staff wage costs of £50,653. Full detailed trading information can be made available to interested parties following a formal viewing appointment.

OPENING HOURS

The business trades from 8.00am until 4.00pm Monday to Saturday, closed on Sunday's.

CURRENT STAFFING

The business is owned by our client's, a husband and wife team, however only one of the partners works in the business. 3 part time members of staff are currently employed.

POTENTIAL

Our clients advise that all aspects of the trade have shown continued growth and that there is tremendous potential for further development of many aspects of the business, especially by extending the opening hours and by trading 7 days a week. Undoubtedly there are also opportunities to develop an online ecommerce and ordering particularly for hampers, gifts and cheese etc, as well as to stock new product lines and even offer a home delivery service. There is also the opportunity to develop the corporate catering business for buffet lunches/platters and even event catering.



BUSINESS RATES

We are advised that these are currently nil after 100% business rate relief.

RATING

For up to date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website www.voa.gov.uk.

SERVICES

All mains services, with the exception of mains gas are connected to the property,



Internal Seating Area Winter Layout/Pre-Covid



EPC

D-81

PRICE & TENURE

£89,950 for the valuable leasehold interest as a going concern business to include goodwill, and a full trade inventory. Stock to be additional at valuation. Vacant possession upon completion. The premises are held on the remainder of a 10 year, renewable lease, which commenced in 2013. The current rent is £15,000 per annum and we are advised that the landlords are prepared to grant an extension to the existing lease at the outset, should this be required.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

