



**High Quality Licensed Café & Coffee Shop which trades predominately on a daytime only basis, 5 days a week and is presented to an exceptionally high standard throughout. Impressive levels of trade and profits with opportunities to develop many aspects of the trade still further. Main Café/Restaurant (35), Al Fresco Seating (20), Catering Kitchen, Parking for 4 Vehicles. Opportunity to develop own style of trade to suit own requirements. Must be viewed to fully appreciate the high standards inherent throughout all aspects of this business.**

## **BUTTERFLIES CAFÉ & COFFEE SHOP 8 WELLINGTON SQUARE, MINEHEAD, SOMERSET, TA24 5NH**

**LEASEHOLD: £69,950**

**REF: 2139**

Suite B, Castle View Barns, Woodmanton, Exeter, Devon, EX5 1HQ Tel: 01392 201262

Email: [info@stonesmith.co.uk](mailto:info@stonesmith.co.uk) Web: [www.stonesmith.co.uk](http://www.stonesmith.co.uk)

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.

## THE PROPERTY

Butterflies Café & Coffee Shop is a thriving and extremely well-regarded licensed day time only café and coffee shop operating on deliberately restricted opening hours, just 5 days a week. Presented to an exceptionally high standard throughout, the business offers potential for incoming operators to purchase an attractive and sought after easy to run catering business with an excellent reputation from both locals and visitors alike. These ground floor lock up premises have been purposefully fitted and equipped and are presented to an exceptionally high standard throughout. The attractive premises briefly comprise: - Main Café Area comfortably seating 35 customers; Pavement Area with retractable canopy over providing Al Fresco seating for up to 20 customers; substantial Customer Servery with Preparation Area to the rear; well-equipped Catering Kitchen and Rear Service Yard Area with Parking for 4 Vehicles. Butterflies Café & Coffee Shop also offers potential for incoming operators to develop their own style of trade to suit their own requirements and to take advantage of this well-presented business in a prominent trading position within the busy town centre and close to the sea front. The sale of Butterflies Café and Coffee House represents a unique opportunity to purchase a well-established and extremely well-regarded business with excellent levels of trade and genuine potential to increase all aspects of the trade still further.



## SITUATION

Butterflies Café and Coffee Shop occupies a prominent trading position in the centre of the popular and busy West Somerset coastal resort town of Minehead. Enjoying all the considerable commercial advantages of its prime town centre trading position amongst other complementary businesses, it is also located close to the main sea front with a busy footfall. Often referred to The Gateway to Exmoor National Park, Minehead has a population of approximately 12,000, which swells considerably particularly with visitors to the Butlins Holiday Resort which is within the town, as well as other

holiday makers and day trippers to the area. The town is connected by a train station linking with Taunton, the county town of Somerset. Junction 25 of the M5 motorway located at Taunton is within 25 miles.



## INTERNAL DETAILS

Traditional double fronted unit with fully glazed picture windows to the front with a retractable awning canopy and a central recessed glazed entrance door leading into **Main Café Area** an attractive and high-quality trading space with feature lighting, wall mounted menu boards, range of free-standing wooden tables and chairs comfortably seating 35 customers, two glass fronted upright drinks fridges, retail display areas. **Customer Servery** with non-slip flooring to the rear, serve over counters with cake display, electronic cash register, storage shelving, microwave oven, undercounter freezer, undercounter fridge, preparation area with work surfaces to the rear of the servery with commercial coffee machine, coffee grinder, filter coffee machine, milk shake maker and filtered water tap. **Customer WC.** **Catering Kitchen** with non-slip flooring, part stainless steel and part wipe clean clad walls, extractor system with canopy over, 5 burner range cooker, stainless steel sink unit, stainless steel work benches, two table top deep fat fryers, two microwave ovens, commercial grill, upright fridge, commercial dishwasher, undercounter fridge, under counter freezer, racked shelving units, wall shelving, upright freezer, and door to rear.

**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

The business benefits from a forecourt **Pavement Seating Area** to the front for up to 20 customers with a retractable awning canopy over. To the rear of the business is a **Bin Store Area** together with **4 Designated Parking Spaces.**





### THE BUSINESS

Butterflies Café and Coffee Shop is a well-established and well-regarded licensed café and coffee shop which predominately trades on a daytime only basis, with occasional monthly themed nights. Presented to an exceptionally high standard throughout, the business boasts excellent levels of regular year-round trade and benefits from a lucrative and prominent trading position in the town centre, adjacent to numerous complimentary businesses, having a popular following with local residents. Through personal choice, our client, a single working proprietor, trades the business on a day time only basis, just 5 days a week, as a quality licensed café and coffee shop offering a selection of teas, coffee, hot chocolates, soft drinks, wines, beers and ciders, smoothies and milkshakes, alongside an easy to prepare menu to include breakfasts, lunches, light bites, sandwiches, baguettes, jacket potatoes, homemade cakes and afternoon teas to include the ever popular cream tea. There are also daily specials. The business offers both eat in and takeaway options. Butterflies Café and Coffee Shop has a Facebook page, and the business also benefits from numerous excellent reviews and a 5-star food hygiene rating. Our client has invested significantly within the premises and consequently the premises are presented in first class order throughout. A viewing appointment is essential in order to appreciate the exceptionally high standards inherent throughout all aspects of this business.

### OPENING HOURS

9am until 3pm Monday, Tuesday, Thursday, Friday and Saturday. The business is closed on Wednesday and Sunday. Our client also undertakes occasional themed evenings, approximately once a month.

### CURRENT STAFFING

The business is run by our client, a single working proprietor with the assistance of part time and casual members of staff dependent on the time of year.



### TRADING INFORMATION

Our client advises that the business trades in excess of the VAT threshold. Full detailed trading information can be made available to interested parties following a formal viewing appointment.

### POTENTIAL

Our client advises that there is potential to increase trade levels with an opportunity to extend the current opening hours, and to extend the current menu choices and even develop a bistro menu in the evenings. There is also the potential for incoming operators to develop their own style of cuisine and to trade in a manner to suit their own personal requirements and to take advantage of this exceptionally well-presented business in a prominent trading location. Butterflies Café and Coffee house would best suit a working couple and this business represents a unique opportunity to purchase a lucrative business with a well-established trade and reputation, in a much sought-after trading location. Our client is prepared to offer a full hand over and training to interested parties, should they require it. The sale of Butterflies Café and Coffee house represents a rare opportunity to acquire a high-quality catering business which is furnished and presented to a high standard and new owners will benefit from being able to move in without the need for any major expenditure on the premises what's so over. Coupled with this, the business enjoys excellent levels of regular year-round trade with an impressive local following and an early appointment to view is recommended in order to fully appreciate all that this quality licensed catering business has to offer.

### EPC

E - 116

### 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](http://www.voa.gov.uk).



## SERVICES

All mains services are connected to the property.

## PRICE & TENURE

£69,950 for the valuable leasehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. We are advised that the business is held on the remainder of a 7-year internal repairing lease from 2018. The current rent is £14,400 per annum. Full details are available upon request.

## VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel: (01392) 201262. Email: [info@stonesmith.co.uk](mailto: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.

## FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.

