



Extremely well presented 44+ cover licensed restaurant, occupying a prime town centre trading position in the highly desirable, affluent and much sought after Estuary town of Topsham. Benefitting from a high quality fit out and being sold with fully fitted with an extensive inventory of trade furnishings and equipment. Strong levels of trade and tremendous potential for purchasers to develop all aspects of the trade, or to change the style of trade and cuisine and take advantage of the high quality fit out.

**MARCELLO RESTAURANT
FORE STREET, TOPSHAM, DEVON, EX3 0HD**

LEASEHOLD: £75,000

REF: 2160

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THE PROPERTY

Marcello occupies a character Grade II Listed building set within Topsham Conservation Area. Currently trading as a licensed Italian restaurant and pizzeria, these prominent main street premises have been purpose fitted and equipped to an extremely high standard and provide an exceptional operating environment purposefully designed and furnished as a comfortable, modern, attractive restaurant. The premises were completely refurbished in 2020, to include a new kitchen and catering equipment. The sale of Marcello offers incoming operators the opportunity to purchase an established and well regarded Italian Restaurant or to develop a style of trade and cuisine to suit their own requirements. Marcello Restaurant briefly comprises: - attractive ground and first floor Restaurant Areas comfortably seating 44+ covers; a fully equipped high specification Commercial Catering Kitchen and associated Ancillary and Welfare Facilities. An internal inspection is highly recommended in order to fully appreciate all that this versatile business has to offer.



SITUATION

Marcello Restaurant is situated in a prime trading position in the centre of the highly desirable, affluent and much sought after Estuary town of Topsham. Topsham is an attractive Devon town on the Exe Estuary and although close to Exeter, it maintains a distinct identity. Topsham is home to a population of approximately 5,000 residents and attracts visitors from Exeter (4 miles) and the surrounding towns and villages with its excellent range of amenities and with reputedly 80 businesses in the town. Topsham is also a popular sailing venue and destination for river cruises with the sea being approximately 6 miles further down the estuary. Topsham boasts excellent transport communications with a rail link to Exeter and Exmouth and easy access to the M5 motorway at Junction 30.

INTERNAL DETAILS – GROUND FLOOR

Main entrance door to front into **Entrance Hall** with stairs to the first floor and glazed entrance door into

Main Restaurant an attractive character dining room with stripped wood flooring, feature lighting, attractive windows to the front, wall mounted menu board and being comfortably laid out with freestanding solid oak topped tables and upholstered chairs for 24+ customers. Hatchway to **Cellar Storage Space. Understairs Storage** with 2 double glass fronted bottle fridges and racked shelving. **Bar Servery** with open shelving to the rear, servery area with double glass fronted bottle fridges, commercial coffee machine, coffee grinder and wall shelving. **Commercial Catering Kitchen** completely refitted to an exceptionally high standard in 2020 with non-slip flooring, part tiled and part stainless steel clad walls and fitted with a comprehensive range of commercial catering equipment to include:- extractor system with stainless steel canopy over and gas interlock system, 6-burner gas range, floor standing pasta cooker, double deck commercial pizza oven, commercial microwave oven, 3 door under counter commercial fridge with granite worktop and a saladette over, 2 under counter fridges, under counter freezer, stainless steel shelving, serving gantry with warming lamps, and stainless steel hand basin. **Preparation Area** with commercial glasswasher, stainless steel sink unit and stainless steel shelving. **Wash Up Area** with non-slip flooring, fully tiled walls, 2 deep bowl stainless steel sink units, stainless steel shelving, commercial dishwasher, stainless steel worksurfaces, under counter freezer, under counter fridge and stainless steel racked shelving.



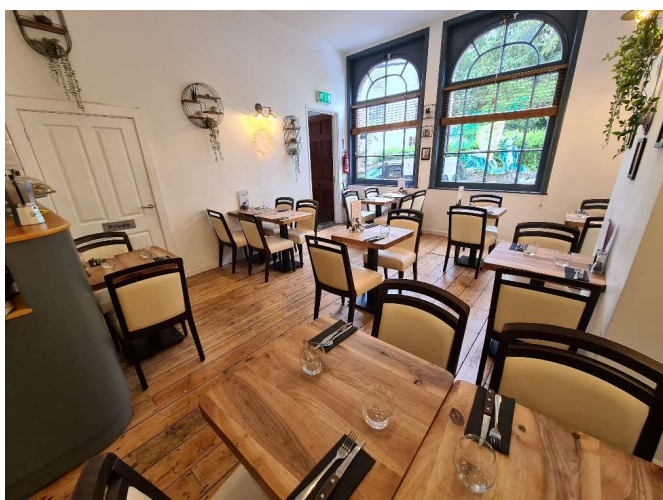
FIRST FLOOR

Further Restaurant Area with attractive windows to front, stripped wood flooring, original cast iron fireplace (disused), feature lighting, range of freestanding tables and chairs comfortably seating 20+ customers. **Customer Welfare Facilities. Storeroom** with non-slip flooring, ice machine, stainless steel racked shelving, upright commercial fridge, 3 chest freezers and a commercial microwave oven. **Bin Store Cupboard.**



THE BUSINESS

Marcello Restaurant trades as a licensed Italian restaurant and pizzeria, offering a comfortable character dining venue within a high quality purposely fitted and equipped premises. Having been owned by our clients for over 13 years, the business is now offered for sale due to other business commitments. The premises are presented to a high standard throughout having been completely refurbished in 2020, to include a completely new commercial kitchen and equipment, following a fire. The business enjoys an established reputation based on serving a predominantly Italian menu, available to eat in or takeaway, with the recent addition of a breakfast and lunchtime opening. The business enjoys good levels of regular repeat trade and has an excellent local following, not only from Topsham but also from further afield. The business has its own website www.marcelloitalian.co.uk which provides further background and menus. The business has been awarded a 5 Star Food Hygiene Rating. The sale of Marcello Restaurant provides an excellent opportunity to purchase an impressive town centre restaurant business, in a highly desirable and affluent town and new owners will be able to move in and start trading, without the need for any additional expenditure.



TRADING INFORMATION

Accounts for the year ending 28th February 2023 show sales of £178,549 excluding VAT. Full detailed accounting information can be made available to interested parties following a formal viewing appointment.

OPENING HOURS

The business trades from Tuesday to Saturday from 9.30am until 3pm and from 6:00pm until close. Closed on Sunday and Monday. These hours are reduced during winter months.

CURRENT STAFFING

The business is run predominantly by staff, with our client's working part time in the business due to other business commitments. 2 full time and 1 casual members of staff are employed. Full details upon request.



POTENTIAL

Our clients advise that there is potential to increase the current trade levels with undoubted opportunities to extend the opening hours. There is also the opportunity for incoming operators to develop their own style of cuisine and trade in a manner to suit their own personal requirements and take advantage of the high quality fit out. Given the busy main street trading position, we believe that Marcello's represents an excellent opportunity to purchase a busy catering business in a sought after location. Our clients are prepared to offer a full hand over training to interested parties should they need it.

EPC

Commissioned, and to be confirmed.

RATING

The Rateable Value from April 2023 is £11,500. This is not the rates payable. We are advised that the business rates payable are currently nil after 100% business rates relief.

SERVICES

All main services are connected to the property.

PRICE & TENURE

£75,000 for the leasehold interest as a going concern business with full trade inventory. Wet and dry stocks to be additional at valuation. The premises are held on the remainder of a 12 year full repairing and insuring lease from January 2016. Rent reviews are every 3 years and the current rent payable is £27,369.30 per annum, paid quarterly in advance.



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.

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.

