

BUSINESS PROFILE

Business Name:	Tea Room on the Green
Business Ref:	Ref: FPB190
Business Type:	Tea Shop
Business Location:	Newton Ferrers, Devon PL8 1AT
Business Established:	April 2006
Freehold Asking Price:	£250,000 (Offers Invited)

Opportunity Overview

This sale represents an opportunity to purchase a delightful established freehold tea shop business.

First established in April 2006 by the current owners, the Tea Room on the Green is located in the village of Newton Ferrers. The villages of Newton Ferrers and Noss Mayo enjoy a delightful riverside setting on the River Yealm; and represent a sought after area of the South Hams. Newton Ferrers has a vibrant local community which the Tea Room has become part of especially with local primary school parents, walking groups and village residents. Visitors to the village provide a welcomed seasonal top up trade throughout the year.

The premises are decorated to offer a relaxed atmosphere and a charming 'olde worlde' customer experience. The tea room furnishings providing an 'at home' feel which compliment the personal service provided by the owners. The menu comprises a variety of light lunches and teas with homemade cakes a speciality.

A completely furnished and functioning turnkey operation, all of the hard assets of the business are included and comprise of the freehold premises, furniture, fixtures and fittings connected with the business (inventory available upon request) and goodwill.

The ideal purchaser for this business would be a couple seeking a business with potential for flexibility, looking for lifestyle change, possibly involving a move to the area. With upward potential, expressions of interest are invited for the freehold business at a guide price of £250,000.

Operating Format & Trading Hours

The Tea Room on the Green is operated by the current owners with no additional staff. Currently operating for most of the calendar year Wednesday to Sunday from 10am to 5pm. The owners traditionally close mid December opening again during the first week of February.

Property Particulars

The property comprises a terraced freehold commercial property with ground floor accommodation laid out as a large cafe area with kitchen and customer toilet to the rear. There is outside seating to the front of the property.

Retail Area: With bay window and working fireplace, extending to 358 sq ft (33.28 sq m)

Kitchen: Fitted kitchen, extending to 118 sq ft (10.97 sq m)

Outside: Seating area to either side of the entrance

Business Rates: Rateable Value £3,800

Other: There is planning permission under reference 37/0840/05 to convert the roof space into a studio flat with access arrangements requiring alterations to the shop front.

Financial Summary

Financial trading information regarding the business including turnover and profitability will be made available to interested parties upon completion of registration and confidentiality agreements and inspection of the premises by appointment. Please contact First Peninsula Commercial for further details.

Fixtures, Fittings and Equipment Value

Fixtures, fittings and equipment are included in the asking price; some of the items in the photographs are personal to the owners and are not included in the sale. A full inventory will be provided at the appropriate stage in negotiations.

Market Potential

The Tea Room on the Green is a well established catering business in its local market and therefore provides a strong base for a purchaser to continue trading. There are opportunities to expand the business.

Reason for Sale

The business is now offered for sale as a going concern as the owners wish to retire. Full support and knowledge transfer will be provided in order to aid a smooth and successful transition of ownership.

Viewing Instructions

This opportunity is offered for sale by First Peninsula Commercial and no direct approach may be made to view the business. For an appointment or for further information please telephone 01548 854455 or email office@firstpeninsula.co.uk

Image Gallery



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