

**First Peninsula Commercial**

Britton House
10 Fore Street
Kingsbridge
Devon TQ7 1NY

Tel: 01548 854455
Fax: 01548 854458

www.commercialsouthhams.co.uk

B U S I N E S S P R O F I L E

Business Name: BUNTER'S
Business Ref: Ref: FPB213
Business Type: Sandwich Shop / Takeaway
Business Location: 9 Anzac Street, Dartmouth, Devon, TQ6 9DL
Business Established: 2010
Asking Price: £15,000 + stock at valuation (estimated at £500)

Opportunity Overview

An opportunity to acquire a sandwich shop and takeaway business located in the heart of the historic and popular South Hams town of Dartmouth. Renowned for its variety of art galleries, clothes shops and eateries which are in close proximity, Bunter's is ideally situated within easy reach of Dartmouth's famed harbour.

Owner operated, this is very much a 'classic' sandwich shop / takeaway with premises which were recently refurbished at an estimated cost of £10,000. Open Monday to Saturday from 8.30am until 2.30pm with freshly made bespoke sandwiches, baguettes, salads and delicious cakes all prepared daily on the premises. Additional revenue is achieved via sales of hot and cold drinks together with a sandwich delivery service which includes supplying sandwich platters to local businesses and various groups meeting around the town. Fixtures, fittings and equipment with a fair value estimated at £7,500 are included in the asking price; a full inventory will be made available at the appropriate stage in negotiations.

This is a lovely all year round business that enjoys a good seasonal uplift from levels of passing tourist trade. Perhaps not as yet fully established in its local market it is fair to say that Bunter's has yet to reach its full potential having been open for only one year. A genuine reason for sale and offered on a confidential transfer basis as a going concern purely due to personal circumstances, full support and knowledge transfer will be provided in order to aid a smooth and successful transition of ownership.

Offers are invited and an early viewing is highly recommended.

Property Particulars

The retail unit comprises of a shop frontage with off-street entrance leading to a reception area with drinks fridge, an ordering counter with Gaggia coffee machine, a separate servery and then on to the preparation area with storage and refrigeration (and access to the WC) which leads to the separate wash-up room at the rear of the premises.

Property Type:	Self contained ground floor retail premises
Building Size:	20 m ² / 215 sq ft
Tenure:	Commercial Lease
Lease Date:	1 st April 2010
Term:	5 years
Annual Rent:	Available on application
Rent Review:	The rent is fixed for 5 years
Insurance:	A fair % contribution to landlord's insurance costs
Business Rates:	Rateable Value £6,000 (South Hams District Council)

Financial Summary

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

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

Cont / ...

Gallery



DISCLAIMER STATEMENT

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