

**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: | GIOVANNI'S |
| Business Ref: | FPB216 |
| Business Type: | Italian Restaurant (Potential for Pizzeria / Café) |
| Business Location: | 1 Church Street, Kingsbridge, Devon, TQ7 1JB |
| Business Established: | 1986 |
| Guide Price: | £25,000 plus stock at valuation (estimated at £2,000) |

Opportunity Overview

This popular and long established licensed Italian restaurant first began trading in 1986 and celebrated its 25th birthday in December 2011. Giovanni's is situated in a convenient location in lower Kingsbridge, a sought after and popular coastal market town in the heart of the South Hams in Devon and is situated a short walk from the main bus terminus and quayside car park at the head of the Salcombe to Kingsbridge Estuary.

Giovanni's occupies fully equipped ground floor premises, incorporating kitchen / prep area and WC's, which are well presented throughout and feature an open-plan front of house grill / pass and an attractive bar. The dining room itself seats 32 covers comfortably but is able to accommodate up to a maximum of 40 dinners when required.

Currently trading evenings only from Wednesday through to Saturday, opening at 6.30pm until late, the business is open all year round and is operated by the proprietor and his wife along with additional part-time staff with either 1 or 2 on duty at any one time.

There is tremendous potential for daytime opening and additional evenings if desired. Furthermore a 'next generation' plan for Giovanni's may include operating as a Pizzeria Café / Restaurant to include perhaps entertainment of an evening.

Giovanni's is for sale due to the intended retirement of the proprietor.

Property Particulars

The restaurant is well situated in a secondary trading position in the town. The premises are ideal for their commercial purposes forming part of the extremely popular Regal Bingo & Social Club building. As well as the main restaurant premises there is a separate store room provided under the Lease.

| | |
|------------------------|--|
| Tenure: | Commercial Lease |
| Lease Date: | New Lease available |
| Term: | 10 years |
| Property Type: | Self contained ground floor premises & store with A3 use |
| Building Size: | Circa 57.7 m ² / 621 sq ft |
| Annual Rent: | £10,000 |
| Rent Review: | 3 Yearly |
| Business Rates: | Rateable value £8,800 |

An Energy Performance Certificate is available from:

<https://www.ndepcregister.com/direct/report/0303-2893-5230-9800-3103>

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

DISCLAIMER STATEMENT

This information has not been verified by First Peninsula Commercial. The accuracy of these particulars is not guaranteed nor do they form part of any offer or contract. Applicants should verify details by personal examination and enquiry, they have been prepared and issued in good faith and are intended to give a fair description of the property only. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good order. First Peninsula Commercial, nor any of its employees, has any authority to make or give representation or warranty whatsoever in relation to this offer. Any images provided show parts of the property only at the time that they were taken. All measurements provided are approximate. Descriptions are subjective and those contained herein are provided in good faith as an opinion and not a statement of fact. Any reference to use, alterations or consent is not a statement that regulations consent has been obtained. All facts and matters stated herein must be verified any intended purchaser.