

LICENSED DAYTIME TEA ROOM/CAFÉ/RESTAURANT

THE BELL CLIFF RESTAURANT & TEA ROOMS
5 – 6 BROAD STREET
LYME REGIS, DORSET
DT7 3QD

REF : TR35847R



VIEWING STRICTLY BY PRIOR APPOINTMENT THROUGH THE SELLING AGENTS EVERETT MASSON AND FURBY

DESCRIPTION

A rare opportunity to acquire an iconic Freehold Tea Room/Café/Restaurant with the benefit of accommodation, coupled with a highly profitable business. Occupying an exceptional trading position, probably representing a once in a lifetime opportunity. A historic property, formerly 2 cottages, providing dual entrances, deceptive in appearance, extending over 3 levels, offering masses of character. Configured to provide comprehensively equipped commercial kitchen with waitress and wash-up areas, 2 inter-connecting dining areas offering some 54 covers complete with bar servery, customer cloakroom facilities, and storage, in

addition to a pavement licence enabling the provision of 16 alfresco covers on Bell Cliff. Benefiting from spacious self-contained 1 – 2 bedroom maisonette with sitting/dining room, kitchen, bathroom and en-suite shower room, considered very versatile, currently vacant, suit owner occupation or provide holiday accommodation for which there is considerable demand and could provide substantial additional income. Alternatively the option exists to incorporate into the business premises to provide additional dining facilities. A famous destination business, under current ownership approaching 25 years, serves easy affordable traditional menu proving popular, trading daytimes only. Very profitable even on the current staff run basis offering a lucrative investment opportunity or could be owner operated with considerable scope to develop business further to include evening opening for which good demand would be anticipated.

LOCATION

Occupying a lucrative trading position, considered highly valuable, situated at the lower end, but also the raised part, of Broad Street, the main shopping thoroughfare, a very busy pedestrian route where pedestrians are funnelled onto Bell Cliff with its canon and public seating, and where far reaching sea views of The Cobb and Dorset coastline round to the Isle of Portland can be enjoyed. Bell Cliff is named from the alarm bell which was originally hung there, its steps provide access down to Cobb Gate with its car park, bus stops, and which in turn provides access to the esplanade and beach which forms part of the South West Coast path. The area is host to other popular businesses, opposite could be found Seasalt clothing, with other surrounding businesses comprising fossil shop, crystal shop and ice cream and fudge parlour.

AREA

Lyme Regis, located in South West Dorset close to the Devon border, situated in Lyme Bay known as The Pearl of Dorset, a historic unspoiled seaside town and fishing port, the area has been granted World Heritage status and is known as the 'Jurassic Coast' for its geology and fossils. Additionally, the town boasts a world famous Cobb Harbour and was the setting for the film 'The French Lieutenants Women', of late it has been the setting for the new film Ammonite starring Kate Winslet. Regular events take place each year to include a carnival and regatta attracting masses of visitors in addition to regular holiday makers. Of late the town has become most sought after, attracting national retailers and famous chefs, property is highly desirable, it is easily accessible with the City of Exeter lying approximately 25 miles away to the West whilst the thriving market town of Dorchester lies approximately 25 miles away to the East, slightly closer is the market town of Bridport being approximately 10 miles away and the seaside resort of Seaton 8 miles away.

PREMISES

A landmark building, formerly 2 cottages dating back to the 16th Century, being Grade II listed and now one large property with dual entrances. Main entrance door to LOBBY, continues to DINING AREA 1, dual aspect to the front and rear of the property, feature oak flooring, wall panelling, beams and wall lights, fitted waitress station and cushioned window and bench seating which along with free standing chairs and tables provides 22 covers. Inter-connects with lower DINING AREA 2, benefiting from own entrance door, also with dual aspect to the front and rear of the property, and with feature oak flooring, exposed stone walls, fireplace and beams, with cushioned bench and window seating together with freestanding chairs and tables providing 32 covers. Fitted with corner BAR SERVERY counter complete with wall storage shelving, incorporates glazed front under counter double cake display chiller, in addition to containing under counter glazed front double bottle chiller, under counter fridge, and till. The COMMERCIAL KITCHEN leads off dining area 1, fitted with non-slip flooring, easy wipe cladding to the walls and ceiling, and is comprehensively equipped. The main COOKING AREA is fitted with stainless steel preparation sink complete with hand washbasin, stainless steel wall storage shelving and extractor canopy. Equipment comprises 4 plate cooker, griddle, twin basket fryer, grill,

commercial microwave oven, 3 domestic microwave ovens, 2 door chiller counter, stainless steel fridge, 2 x 4 slice toasters, stainless steel work tables and pass. The WAITRESS AREA contains a further 2 door chiller cabinet together with filter coffee machine, 2 further coffee machines, hot water boiler, stainless steel fridge and microwave oven. Well positioned WASH-UP AREA fitted with twin stainless steel sink unit, tables, shelving and dishwasher. Stairs from dining area 2 rise to the FIRST FLOOR LANDING AREA where a useful inter-connecting door with the accommodation is situated together with 2 customer CLOAKROOMS each being part tiled and fitted with toilet and hand washbasin. Additional stairs with Velux roof window rise to the SECOND FLOOR and STORAGE ROOM with roof window and additional eaves storage, contains 7 chest freezers and 4 upright fridges.

(None of the above appliances/systems have been tested and a purchaser must satisfy themselves as to the serviceability of these.)

ACCOMMODATION

Not currently occupied, extending over 2 floors above the business premises, can be self-contained with own private entrance or accessed internally from the business premises. Considered very versatile, can provide owners or staff accommodation, could provide holiday accommodation generating additional income, or even be used in connection with the business by way of providing additional covers. Accessed from business premises LOBBY, main entrance door opening to central stairway rising to the open plan FIRST FLOOR SITTING/DINING ROOM with front aspect, feature wooden flooring, exposed walls, beams, and under stairs storage. To one side an 'L' shaped HALLWAY leads to the KITCHEN, rear aspect, vinyl flooring, tiled walls, fitted with work counters, wall storage shelving, stainless steel sink/draining unit and hand washbasin, contains oven, 4 ring cooker and microwave oven. It is this hallway which also houses the inter-connecting door with the business premises which would be used by customers should new owners wish to use the sitting/dining room to create an additional dining area for the business. To the other side of the sitting/dining room, INNER LOBBY where the BATHROOM is situated, currently used as a UTILITY ROOM/STORE, and housing 2 washing machines, but benefiting from rear window and where a bathroom suite could easily be installed. Stairs from the inner lobby rise to the SECOND FLOOR MASTER BEDROOM, dual aspect with some sea glimpses, wooden flooring, vaulted ceiling with roof window, benefits from EN-SUITE SHOWER ROOM, also with roof window, fitted with corner shower cubicle, vanity hand washbasin and toilet. Depending on the requirements of new owners, the option exists for BEDROOM 2 at first floor level through the portioning of part of the sitting/room dining room, considered easily done and relatively straight forward such is the existing layout.

OUTSIDE

A pavement licence from West Dorset Council is held enabling the placing of tables and chairs on Bell Cliff, providing 16 covers, where customers can take in far reaching coastal views.

BUSINESS

A renowned destination business, acquired by the current owners in 1999, only now offered for sale in order to pursue retirement, the vendors having been 'hands off' for a number of years. Operating as a traditional coffee house/café/tea room serving a popular easily prepared affordable menu comprising breakfast, lunches, sandwiches, Paninis, and the ever popular cream tea together with cakes, tea's, coffee's, soft and alcoholic beverages. The business enjoys all year round trade, commanding a strong local following, also attracting substantial visitor and holiday trade such is the reputation, trading position and menu offered.

TRADING HOURS

The business trades Monday to Sunday 9.00am through to 5.30pm albeit is licensed until 11.00pm. New owners have the option of extending the opening hours into the evening if they so wished, good demand would be anticipated, in particular during the summer months from those making their way back from the beach.

STAFF

The business is operated by staff on a day to day basis with the vendors acting in a supervisory capacity and undertaking administration. A pool of 10 staff are employed to include full time and part time members, comprising chefs and front of house. During the busy summer trading period additional seasonal staff are taken on.

TAKINGS

Trading performance is impressive, the business proving highly profitable, even on a staff run/managed basis. In respect of the financial year ended 31st March 2022 Sales amounted to £366,596 ex Vat, returning a Gross Profit of £254,104 equating to 69%, with Net Profits in the region of £150,000 ensuring a comfortable living albeit with opportunities available to build on these current levels of successful trade through increased opening hours – either in the morning or into the evening.

COMMENTS

The sale of The Bell Cliff Restaurant & Tea Rooms provides a once in a lifetime opportunity to acquire a highly valuable iconic building occupying one of the best trading positions in this highly sought after coastal town. Coupled with this is a renowned top performing business proving very profitable giving new owners the option to work in the business themselves or continue to operate it on the current predominantly staff run basis.

TENURE

Freehold.

RATES

As of 1st April 2023 the premises carry a Rateable Value of £17,500 with the amount payable in the region of £5,000 per annum.

PRICE

£999,999 for the benefit of the Freehold, Goodwill, Fixtures, Fittings and Equipment (according to inventory) plus stock at valuation.

See overleaf for more photos





