



## Brookside Café & Restaurant

Ref: 3262617

Station Road, Bovey Tracey, Devon, TQ13 9AW

Freehold: £695,000

Net sales circa £400,000 per annum

Outdoor patio seating area, 80+ covers

3 bedroom self contained owners accommodation

Open plan restaurant with 85 covers

Additional income available from apartment

Large car park. Energy Rating C





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## Description

Brookside Café & Restaurant is a substantial detached property, built just 16 years ago in the style of a Victorian Villa.

The property benefits from a spacious open plan trade area, modern catering facilities with further external trade space for alfresco dining. There is a plentiful private car park. In addition, the property includes a light and airy apartment.



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## Location

Bovey Tracey is an attractive town nestling in the foothills of South East Dartmoor, six miles from Newton Abbot. The town is known as the gateway to Dartmoor, and is ideally located for exploring the southern edge of the national park. The town itself enjoys continuous year round trade with the added influx of tourism during the summer months, with the business itself enjoying a prominent location on the town's main street.

Bovey Tracey can be easily accessed by the A38 from Exeter and the M5. The town is attractively placed in the River Bovey Valley which lies within 20 minutes of the South Devon coast with Exeter approximately 11 miles north west.

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## Internal Details

Open plan restaurant, seating for circa 85 with central counter servery.

Fully fitted commercial kitchen, walk in cold room, large store room and a boiler room.

Ladies, Gentleman's and disabled WCs. Additional staff WC.

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## External Details

Lawned and patioed gardens located to the front and side of the property, seating for 80 + covers.

Tarmacked car park with space for c.18 cars.

Private lawned garden, incorporating a large storage shed.





## Fixtures & Fittings

We are informed all trade fixtures and fittings are included in the sale, excluding a small number of personal items.

## Letting Accommodation

Accessed via a private stairway from the rear of the property, the apartment includes a master en suite bedroom, two further double bedrooms, an open plan lounge diner, separate kitchen/ diner and family bathroom.

The apartment has been previously let out on an assured shorthold tenancy for £795 per calendar month.

## Staff

The business operates with a manager and assistant manager in place, plus a team of full and part time kitchen and front of house staff.

## Trading Information

We are in receipt of Accounts for year end 31 December 2019, which show a net turnover of £395,922 and adjusted net profit of £81,395.

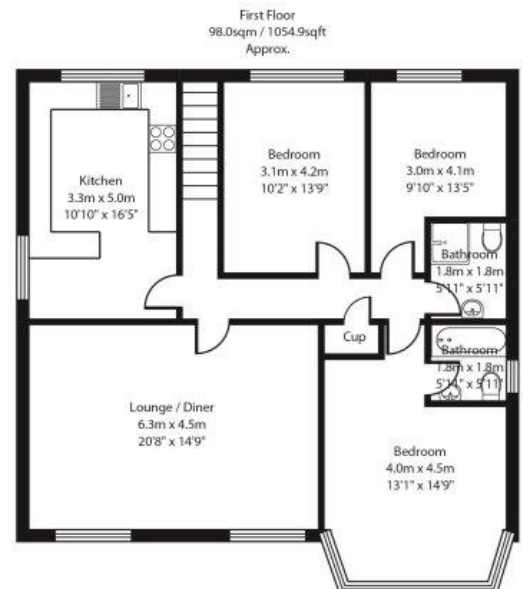
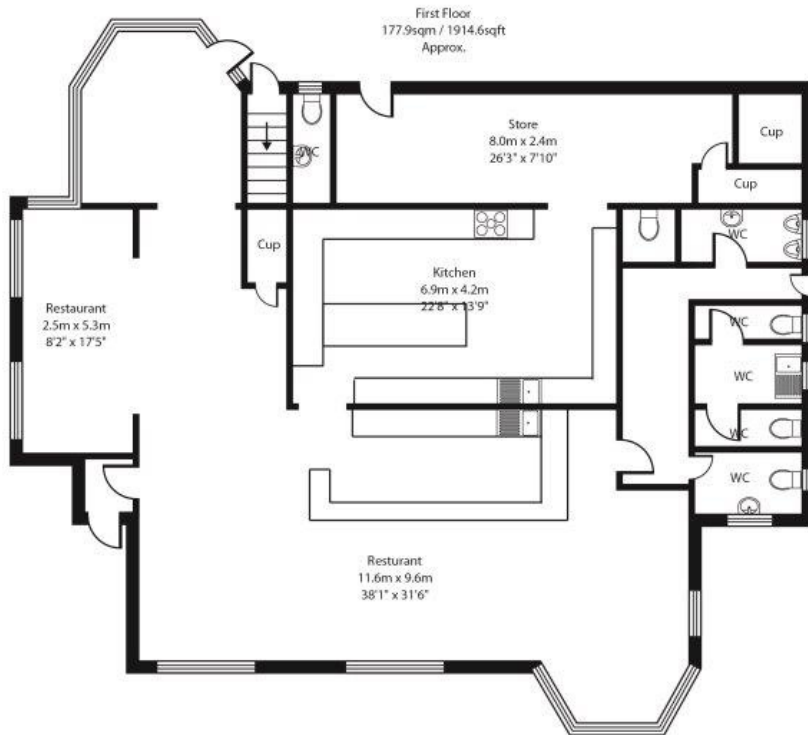
The apartment is capable of generating additional income in the region of £9,540 per annum,

## Trading Hours

Open daily throughout the year from 9.30am (9.00am on Saturdays and Sundays) with breakfast served until 3.30pm (until 11.00am on Sundays).

Lunch is served from 11.30am to 3.30pm. Sandwiches, baguettes and jacket potatoes are served until 4.30pm.

During the Winter months, the businesses closes at 4.00pm.





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### Owner's Accommodation

The owners do not live on site and therefore the self contained apartment has been let out to generate additional income. Alternatively the apartment would make excellent living accommodation for new owners.

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### Business Rates

Rateable value with effect from April 2017 £18,500.

Please note this is not the amount you pay.

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### Regulatory

Premises Licence.

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### Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

### Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Bristol



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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