



**Well known coffee shop and café occupying the best position in the square in Chagford, an upmarket Dartmoor town popular with tourists and having an unusually thriving economy of its own. Seating for 20 indoors with a further 4 chairs on the south-facing pavement, The Birdcage currently opens 5 days a week, daytime only. Successful business with impressive levels of trade and profits and still offers genuine potential, which must be viewed to be fully appreciated.**

**THE BIRDCAGE  
11 THE SQUARE, CHAGFORD, DEVON, TQ13 8AA**

**LEASEHOLD: £60,000**

**REF: 2159**

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## THE PROPERTY

The Birdcage is a popular café with a strong following from locals and visiting tourists alike. It is located in a prime south-facing position on the main square in Chagford. This lends it excellent visibility to passing trade and offers two pavement tables – an enviable sheltered suntrap to enjoy coffee while watching the bustle of this busy Dartmoor town. The cafe underwent an extensive and sympathetic refurbishment in early 2021 that remains in excellent condition today. Presented to a high standard throughout, The Birdcage offers potential for incoming operators to purchase an attractive and sought after catering business and also offers the opportunity for incoming operators to develop their own style of trade, to suit their own personal requirements, whilst taking advantage of this desirable catering business in a prominent position within this extremely popular Devon town.



## INTERNAL DETAILS

Passing the pavement tables, the entrance door leads into the bright **Coffee Room and Servery Area**. A beautiful, and much commented on, imposing elm and pitch pine serving counter and sideboard is the first thing you notice. This was purpose built for The Birdcage by a local joiner in 2021 and incorporates valuable storage space front and back. It is designed to coordinate with the large flat-topped display fridge adjacent to it. Next to the counter, the 2 head Crem EX3 coffee machine (new in 2021) and Eureka Zenith high speed grinder (new in 2022) sits on top of a fabulous, distressed copper worktop with matching copper splashbacks within an alcove that was once a fireplace. Under the worktop is an Ariston water storage heater feeding the small sink with copper mixer tap, and a double drinks fridge (not currently working). A stunning custom-made elm bar runs the length of the big window, seating four on bar stools who can watch the bustle and activity in the square over a coffee. Beyond that is display shelving and cupboards. A four-seat table is placed against the wall opposite the serving counter. The room is part wood panelled, painted walls, and wood effect hard-wearing lino floor. Eye-catching industrial style copper pendant lights illuminate the cakes and fridge. A doorway beyond the serving counter leads down into a **Further Seating Area** with three tables of two that can be pushed together for larger groups, and a table of six. Further wood panelling and wood-effect lino compliment the painted walls. A hatch and an open doorway leads into the **Catering Kitchen** with non-slip flooring, a granite topped three door commercial refrigerated prep counter, stainless work benches, 5 ring induction cooker with 2 double ovens and 2 plate warming ovens, upright fridge, upright fridge-freezer, commercial pass-through dishwasher, stainless sink and hand wash basin, both fed by an Ariston water storage heater. Within the kitchen there is a Robocoupe commercial juicer, panini grills, microwaves, and good storage or shelving for the range of preparation and cooking equipment.



## SITUATION

The Birdcage occupies what is generally accepted as the best location in Chagford. This relatively affluent and attractive Dartmoor town maintains an economy that belies its population size. With a variety of different shops and services there is always a strong year-round community that keeps this economy active and has an enthusiastic determination to shop local where possible, even during the winter. It is bolstered by being a popular stop on the tourist trail and has a selection of quality holiday property rentals generating steady traffic to local hospitality. It is a quintessential Dartmoor stannary town steeped in history, with its imposing granite buildings, many dating back hundreds of years, that is widely known as one of the gateway towns to Dartmoor. The town also benefits a wide catchment area of locals amongst the outlying hamlets, farms and villages in addition to its population of something over 1,500 residents. Chagford is just 10-12 minutes from the A30 and is a frequent stop amongst holidaymakers heading for or returning from Cornish holidays. This also makes Exeter and Okehampton both very accessible for supplies.



## EXTERNAL DETAILS

Outside to the front is the south facing **Pavement Seating Area** with 2 tables and seating 4 customers. To the rear of the premises is a staff toilet.



## THE BUSINESS

The Birdcage positions itself as a coffee shop and café for breakfast, brunch and lunch, cakes and cream teas. It has an all day menu that is simple but sells well. It has also become known for its adventurous salads. It prides itself for all cakes, scones, salads etc being homemade, and all meals prepared to order. It has a faithful following from locals seeking "the best coffee in Chagford" and repeat visitors from further afield. The Birdcage probably does the brisker trade among Chagford outlets in take-out food and coffee which increases sales when seating is at capacity. The café opens 5 days per week (closed Sunday and Wednesday), 9am – 3pm. It also closes for a month during January, and at other times during the year to suit the owner. There is potential for evening pop-up events or more opening days to suit new owners, as the current times reflect a desire by our client to stay just under the VAT threshold. It currently employs a variety of staff, operating with the owner, a single working proprietor, employing one staff member in winter, and 2 staff members during the busier summer months. The business would suit a couple working together in order to minimise staff overheads. The current owner is willing to provide training, guidance, and handover to newcomers. Chagford has a reinvigorated Business Community association that is working on new channels to promote Chagford as a tourist destination and works hard to help and promote local businesses. This is a great opportunity to acquire a business with a strong brand and a loyal following and continue to be a welcome and appreciated hub in the local community.

## EPC

D – 99.

**Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.**

## TRADING INFORMATION

Accounts for 2 years to end April 2023 show sales of £171k. This includes periods of closure during January and various holidays, on a 5-day week. Several years of full trading information is available to interested parties following a formal viewing appointment.



## BUSINESS RATES

We are advised that the business rates payable are currently nil after 100% business rates relief. For up-to-date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website [www.voa.gov.uk](http://www.voa.gov.uk).

## SERVICES

Mains electricity, water and drainage are connected to the premises.



## PRICE & TENURE

£60,000 for the valuable leasehold interest as a going concern business and full trade inventory. Wet and dry stock to be additional at valuation. The business is held on a 10-year lease from February 2021 with a current rent of £10,200 per annum (£850 per month). There is a tenant only breakclause at 5 years. Shop front and internal repairing and insuring lease.



### **VIEWINGS**

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

### **FINANCE**

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.

