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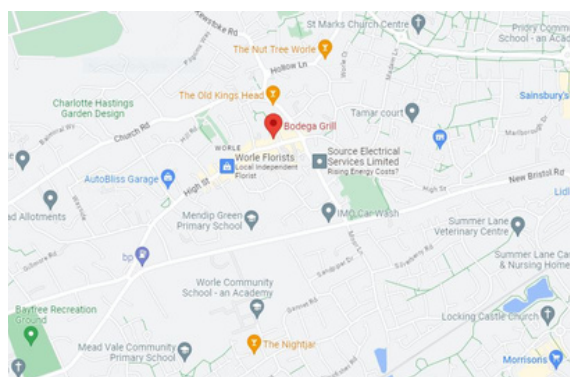
Bodega Grill

8 Devonia House, The Maltings, Worle,
Weston-super-Mare, North Somerset BS22 6JB

Leasehold
£44,950



£44,950 for the leasehold property, trade
equipment and goodwill.



FEATURES

- First time on the market since 1972
- Annual rent only £9,700 with nil business rates payable
- Open 6 days a week - 8 am to 2.30 pm and until 12 noon on Sunday
- Seating 26 on ground floor and 15 on first floor
- With range of catering equipment
- Established business with substantial turnover
- Space for outside seating
- Prime location with double fronted "shop front"

LOCATION

Worle is a large village in North Somerset which is joined to the seaside town of Weston-super-Mare on its western edge.

Boasting a quality housing district and popular schools, Worle is an aspirational location for house buyers.

Communication links are excellent with the M5 motorway close at hand and bus connections every 10 minutes into Weston-super-Mare and Bristol which is around 20 miles away.

Our subject property can boast a prime trading location.



Stairs to First Floor

Seating 10 at tables plus 6 in easy chairs.

Another well presented space.

Store Room

Customer WC

THE BUSINESS PREMISES

Main Café Area

Seating 26 at quality furnishings.

Quarry tiled floor and a light double fronted aspect.

Servery / Commercial Kitchen

Fitted with a range of under counter fridges, table top electric griddle, double pan deep fat fryer, commercial halogen hob, microwave ovens etc.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

OUTSIDE

Outside Front

To the front there is outside trading space for 9.

Outside Rear

There is space for a bin store and one off-road parking space.

THE BUSINESS

Was established in 1972.

The business serves a range of snacks, sandwiches and breakfasts and opens from 8 am until 2.30 pm.

The business is closed on Wednesday and closes on Sunday at 12 noon.

There is an established and loyal customer base.



VIEWING AND FURTHER INFORMATION

033 414 9999 (Monday - Friday 9 am - 5 pm)
Bruce Sprosen 07467 947296 (out of hours)
Please email: bruce@sprosen.com



Tenure

The property is subject to a rolling 5-year lease that is protected by the Landlord & Tenant Act 1954 which means that it is renewable at the end of the term.

The current rent is in the sum of £9,700 per annum. The lease is of a fully repairing and insuring nature.

We believe that the landlord would be prepared to discuss a new longer lease with a new prospective tenant if required. The landlord owns the whole block which includes a number of local shops.

