



## Tilley's Bakery

Ref: 3818277

6 Marsh Parade, Hythe, Southampton, SO45 6AN

Leasehold: £125,000, Annual Rent: £10,000

Adjusted 2024 net profit of c. £73,000

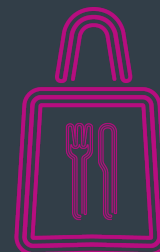
Established business, trading for 36 years

Lots of local trade and repeat business

Prominent high-street position with parking

Potential to increase weekly sales

Highly regarded within the local area - EPC: C



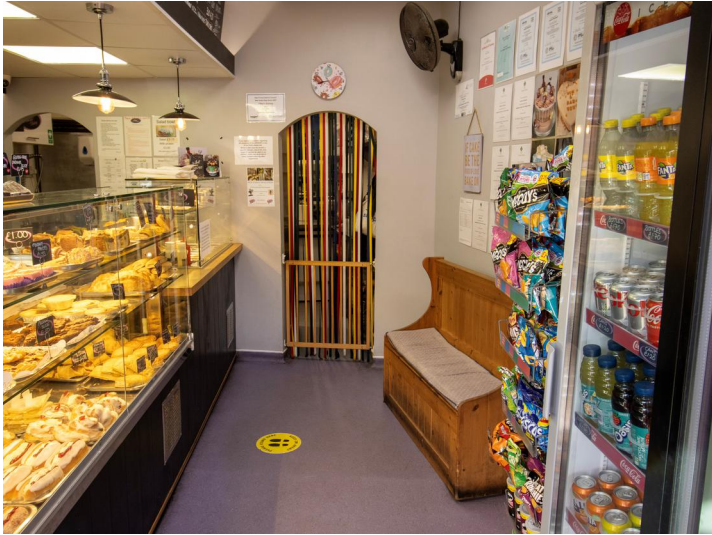


Tilley's Bakery is a long established local business that has been open for over 36 years with the current owner having been here for over 7 years, having completely refurbished the shop throughout. There is a strong and steady customer base that offers repeat business, with lots of the local community being frequent customers.

The owner actively works, managing and promoting the business, along with a strong team of staff who are all self-motivated and committed to ensure the business runs as smoothly and efficiently as possible. The owner also does one stock delivery alongside the range of deliveries the bakery has each week.

The bakery was short listed for best business in Southampton last year and made it to the top three! The bakery has also just had an award for Excellent Customer Service.





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### Location

Hythe is a historical town ideally located next to the New Forest and the water front, and has a real 'village' atmosphere with plenty of weekly and annual events taking place. The bakery is opposite the ferry which has a direct link to Southampton, with ferries running every 30 minutes.

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### The Opportunity

An excellent opportunity for a lifestyle business, offering a couple or an individual a perfect business that has been nurtured for years and is established to continue for many more.

The bakery is closed on Sunday which presents a new owner the option of longer opening hours and the option of introducing other services and products to local businesses.

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### Internal Details

The Bakery has two floors, the ground floor having a modern window display area, a well presented counter and matching fully stocked sandwich bar, behind the serving area are four fridges, till, coffee machine, pie warmer, microwave, plenty of shelves for displaying bread and rolls and more prep space. There is a shop sales area with drinks fridge, crisp stand and small seating area. To the rear is the main bakery which has air conditioning, four large cassette ovens, retarder, prover, chiller, bun divider, dough mixers, 2 x Hobart mixers, donut fryer, fridge, microwave, bread slicer, shelving, washing up area with 3 sinks, this is also the proving and prep area. Upstairs has two toilets, a shelved area for flour, then a spacious storage area (four freezers, heat sealer, ham slicer, pie press) leading to a small office which has CCTV, PC and printers.

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### External Details

There is an allocated parking space to the rear of the bakery for the business owner. There is also plenty of customer parking outside the shop, and around the town.

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### Ground Floor

You have an ample customer waiting area which takes up half of the front and the other half is taken up by the till, display and sandwich bar.

There is also the baking area downstairs at the rear where majority of the goods are produced in order for ease of restocking.



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### Other Floors

There is the first floor which is where the ingredients are stored and 4 freezers, 2 toilets and an office.

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### Trading Information

We are advised the store is currently trading at around £10,000 per week

Draft Financial Accounts Year Ending 31/03/2024

Turnover £483,386

Adjusted Net Profit c. £73,000

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### Trading Hours

Monday to Friday - 8:00 - 16:00

Saturday - 08:00 - 15:00

Sunday - Closed



**Baker.Life Compliance**

National Commercial Property Compliance & Marketing

Energy Performance Certificates (EPCs)  
Professional Property Photography  
Land Registry Compliant Lease Plans  
Measured Surveys (CAD Drawings)  
Property Floor Plans  
Elevated Property Photography  
 asbestos Management Reports  
Fire Risk Assessment Reports  
Drone Photography

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Whilst every effort has been made to ensure the accuracy of the floor plan, no responsibility is accepted for the accuracy of any part of the information contained therein. Baker.Life is not liable for any loss or damage arising from reliance on the information contained in this document.

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**DO NOT SCALE THE DRAWINGS**

Drawing Key

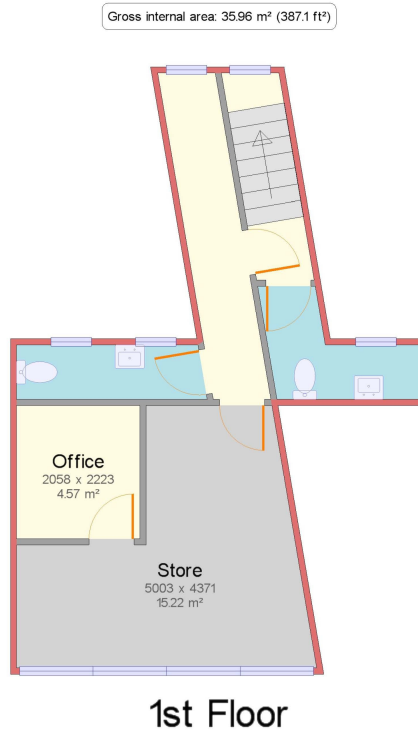
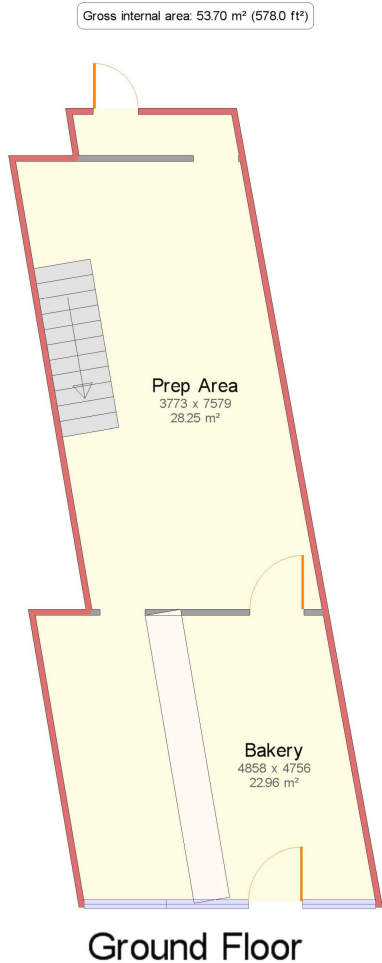
Rev	Date	Amendments

**Baker.Life**  
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**Project**  
Floor Plans

Tilley's Bakery  
5 Marsh Parade  
Hythe  
SO43 6AN

Drawing No: 8888-20-JNL-20  
Drawing Title: Floor Plan  
Drawing Date: 2022  
Drawing Size: A1



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**Staff**

There are 14 members of staff which includes 2 full time bakers and an array of staff covering the opening hours.

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**Tenure**

We are offering the assignment of this 10 year lease with 4 years remaining at a passing rent of £10,000. The landlord has expressed willingness to negotiate and extend the lease.

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**Business Rates**

The Business currently qualifies for full small business rate relief, meaning nothing was payable in the last accounting year.





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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:

### Oliver Guppy

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Winchester