



The Runcible Spoon 10 Church Street  
Newent GL18 1PP



STEVE GOOCH  
ESTATE AGENTS | EST 1985

## Price Guide £25,000

**\*\* REDUCED FOR A QUICK SALE \*\*** (PLUS STOCK AT VALUATION) A VERY WELL PRESENTED **\*\*LEASEHOLD\*\*** DELI / SMALL CAFE IN THE CENTRE OF THE HISTORIC MARKET TOWN OF NEWENT, offering GOOD SIZED ACCOMMODATION in VERY GOOD ORDER, having been UPDATED IN THE LAST FEW YEARS, offering GOOD SIZED CAFE / DELICATESSEN AREA, LARGE KITCHEN / PREP ROOM, OFFICE, STORE and FURTHER STORAGE SHED.

Newent offers a range of shops, supermarkets, primary and secondary school, churches of various denominations, health, sports and community centres and library.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.





The present owners have run the deli for the last 2 years producing a turnover of between £105,000 and £110,000 per annum during this period.

The deli offers takeaway food plus a cafe area with a maximum of 15 covers.

An alcohol licence is in place for the day time and an evening licence - Monday to Saturday up until 10 p.m. if someone wanted to expand and open up an evening restaurant.

There is also outside seating for four people.

A large range of equipment is included in the sale.

The deli itself has been running as a deli for approximate 20 - 25 years.

### MAIN DELI SHOP

26' x 13' overall (7.92m x 3.96m overall)

Counter, many storage units, cheese counter, bespoke shelves, deli counter, all with their own fridges, bottle chiller, meat slicer and various storage units, exposed timbers, characterful, in very good order, updated over the last few years, front aspect bay window with window seat.

### COFFEE PREPARATION ROOM

6'0 x 5'0 (1.83m x 1.52m)

Counter with under stairs storage, coffee machine, grinder and urn, fridge, shelving, lighting.

### MAIN CAFE AREA

11'3 x 10'1 (3.43m x 3.07m)

Four tables and chairs, exposed timbers, window to the front, door giving access to customer toilet.

From the main shop, an opening leads through to:

### KITCHEN AND PREPARATION AREA (L SHAPED)

17'1 x 11'7 max (5.21m x 3.53m max)

Stainless steel single drainer sink unit with mixer tap above, cupboards under, a range of base and wall mounted units, dishwasher, two toasters, microwave, American fridge / freezer with ice and water dispenser, Belling cooking range with two ovens and grill, five plate ceramic hob over, extractor, panini machine, stainless steel prep table, small hand wash sink, towel dispenser over.

### STAFF TOILET

White suite with close coupled WC, corner wash hand basin.

### REAR HALL WAY

Having half glazed door leading to the outside, door to:

### STORAGE ROOM / OFFICE

16'5 x 8'8 (5.00m x 2.64m)

Full wall of racking / storage, one chest freezer, one upright freezer, small desk to one corner, power and lighting, exposed beams, door through to:

### REAR

Parking for one vehicle.

### FURTHER STORAGE SHED (EXTERNALLY ACCESSED)

13'0 x 7'6 (3.96m x 2.29m)

Power and light.

### LARGE STORAGE CELLAR

Access via stone steps (also accessed internally).

### AGENTS NOTE

Present opening hours are Tuesday to Saturday, 9.30 a.m. to 4 p.m.

Staffing - two owners plus two part time members of staff (22 hours per week).

Accounts are available from the the owners on request.

### SERVICES

Mains water, drainage, electric.

### WATER RATES

Severn Trent - to be advised.

### LOCAL AUTHORITY

Small business rate relief applies and so there are no rates to pay.

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

### TENURE

Leasehold - three year lease running to April 2025, fully renewable.

### LEASE

£10,000 per annum inclusive of services charge.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

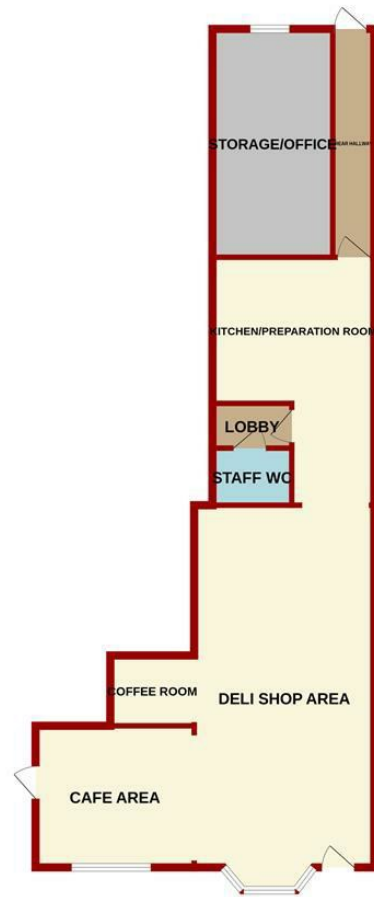
From our offices, proceed along the High Street, into Church Street and the deli will be found on the left hand side.

### PROPERTY SURVEYS

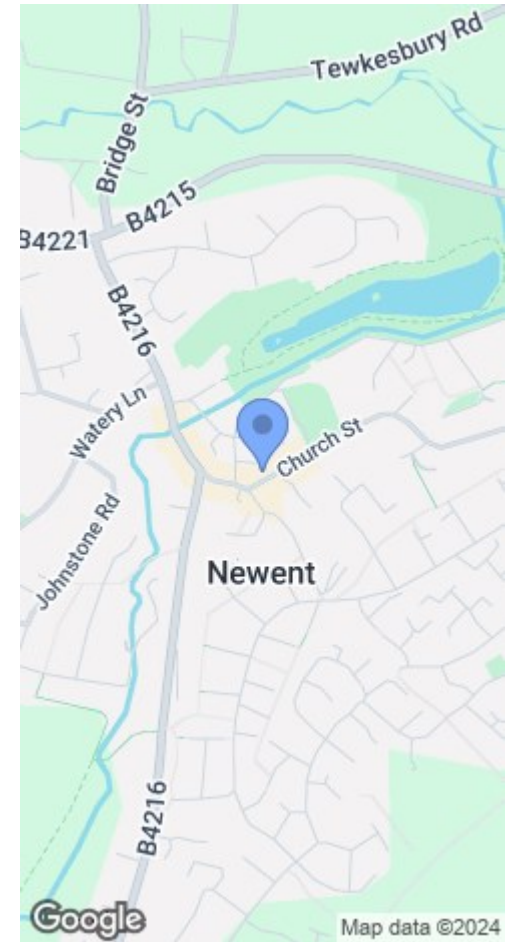
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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