



**QUAYSIDE CAFÉ WITH OUTSIDE SEATING, FUNCTION ROOM AND VIEWS OVER RIVER TORRIDGE**

KNOWN AS

**PANNIER PANTRY, 1 BRIDGELAND STREET,  
BIDEFORD, NORTH DEVON, EX39 2PS**

## For Sale / To Let By Private Treaty Subject to Contract

- Historic Quayside premises, former Custom House*
- Seating on ground and first floors with riverside views*
  - Commercial kitchen, function suite*
  - Currently operating daytime only and outside catering buffets*
    - Suitable for evening trade*
- Refurbished and redecorated during current owners' tenure plus bay window having recently been replaced*

**PRICE: Offers are invited in the region of £69,950 Leasehold to include all trade fixtures, fittings and equipment and the goodwill of the business plus SAV**

### LOCATION

With a resident population of around 32,000 including nearby villages, Bideford is the second largest town in North Devon, and the town has a reputation as a pleasant place to live, work and visit. In recent years Bideford has benefited from lots of investment and development, including the ongoing Affinity Devon retail area (formerly Atlantic Village) (formerly Atlantic Village) and improvements to the historic town centre and quayside, and the current Local Plan allows for a further 4,000 homes plus leisure facilities. Bideford is within 3 miles of some well-known North Devon locations such as Appledore, Westward Ho!, Instow and Northam and only 9 miles from the area's commercial centre of Barnstaple. It is also within a half-hour's drive of Exmoor National Park, the beaches around Woolacombe, Croyde and Saunton, and the Devon-Cornwall border.

### THE SITUATION

The premises are situated with a return frontage on to the Quay and Bridgeland Street. Bridgeland Street also adjoins the main pedestrian thoroughfare known as Mill Street.

### THE PROPERTY AND CONSTRUCTION

The highly prominent Grade II\* Listed property is a former Custom House with parts

dating back to the 17<sup>th</sup> Century. During the current owners' tenure they have undertaken significant refurbishment and redecoration of the premises with the Quay facing bay window having recently been replaced by the Landlords. The property is of two storey construction plus attic rooms with the exterior of the premises having rendered elevations under a pitched slate roof. The ground floor offers servery and 2 seating areas with covers for approximately 30, these areas have beamed ceilings, fireplace and window seating. The first floor provides space for a further 40 covers with view of the river Torridge as well as a function suite, commercial kitchen and preparation space. The attic provides office and storage space which could be utilised as staff / owners' accommodation subject to refurbishment and planning consent. Our client has a pavement licence for further seating on The Quay.

### THE PROPOSAL

Our clients are inviting offers for the leasehold interest of the business with an assignment of the existing 10 year lease (from 2016) at a current rent of £9,000 per annum.

### THE BUSINESS

The business has been operated by our client for 7 years when she established the business

from it being a former public house. At present the business is operated 6 days per week 9am – 4.30pm with outside catering undertaken by way of buffets for a wide variety of local businesses, councils and clubs. The premises is also the destination for a wide variety of organisations and clubs as well as offering private function space for meetings, funerals etc. At present the business is ran by the owner and her daughter with a pool of 10 part time staff, 3 of which undertake cooking, with the menu offering a range of hot and cold drinks, snacks, lunches, cream teas, sandwiches and cakes. Although our client only operates during the day it is thought new owners may wish to undertake evening trade as well. Turnover for 2022 yearend was £172,000 with more accountancy information available upon viewing.

### **THE STOCK**

Any current stock to be purchased at valuation upon completion.

### **THE INVENTORY**

The property is sold with an inventory of trade fixtures, fittings and equipment.

### **LICENCE**

The property enjoys a Premises Licence as well as a pavement licence.

### **VAT**

Payable, if applicable, at the prevailing rate.

### **THE ACCOMMODATION** (*comprises*)

#### **GROUND FLOOR**

##### **CAFE**

Park flagstone floor, part wood flooring, counter servery with double coffee machine, water heater, coffee grinder, double chiller, double cake chiller, hot cupboard, till system, rear clearing area with dish washer, freezer, stainless steel single drainer sink. Café seating for 20, return frontage windows, beamed ceiling, fireplace, radiator heating.

##### **REAR SEATING**

Karndean flooring, covers for an additional 11.

##### **GENTS TOILET**

Flagstone flooring, 2 x urinals, low level w.c.,

2 x wash hand basins

##### **LADIES TOILET**

Low level w.c., wash hand basin, baby change

#### **FIRST FLOOR**

##### **CAFE**

Bay window with view overs River Torridge, return frontage windows, table and chair seating for 40 covers, Karndean flooring, radiator heating, bar servery with double chiller, single chiller, coffee percolator, coffee machine

##### **LADIES TOILET**

##### **GENTS TOILET**

##### **FUNCTION ROOM**

Part wood part vinyl flooring, beamed ceiling, projector and screen

##### **KITCHEN**

4 freezers, vac pack, scales, commercial freezer, commercial double fridge, double preparation fridge, meat mincer, Kitchen Aid, contact grill, microwave, stainless steel single drainer sink, adjoining kitchen space with 2 x Turbo Fan ovens, induction hob, single deep fat fryer, extractor, dish washer, 1 x fridge, 2 x fridge freezers, 2 x microwaves, hot cupboard, stainless steel double sink unit

#### **SECOND FLOOR**

##### **OFFICE**

##### **STOCKROOM**

##### **FORMER BATHROOM**

##### **STORE**

##### **STORE**

##### **OUTSIDE**

Pavement licence for table and chair seating on The Quay.



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1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
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**PROPERTY MISDESCRIPTIONS ACT 1993**

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

**VIEWING**

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW  
 TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

**JD COMMERCIAL,  
 42 RIDGEWAY DRIVE,  
 BIDEFORD,  
 NORTH DEVON, EX39 1TW**

**TEL: 01237 424053 / 07868 846357**

**website : [www.jd-commercial.co.uk](http://www.jd-commercial.co.uk)**

**email : [sales@jd-commercial.co.uk](mailto:sales@jd-commercial.co.uk)**