

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.

Energy Efficiency Rating		England & Wales	
Current	Future	Very energy efficient - low running costs	Very energy inefficient - high running costs
		A (93-100)	A (93-100)
		B (81-92)	B (81-92)
		C (69-80)	C (69-80)
		D (55-68)	D (55-68)
		E (39-54)	E (39-54)
		F (29-38)	F (29-38)
		G (1-28)	G (1-28)
Environmental Impact (CO ₂) Rating		England & Wales	
Current	Future	Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
		A (92-100)	A (92-100)
		B (81-91)	B (81-91)
		C (69-80)	C (69-80)
		D (55-68)	D (55-68)
		E (39-54)	E (39-54)
		F (29-38)	F (29-38)
		G (1-28)	G (1-28)



Crusty Loaf, 4 Broad Street
Newent GL18 1AH

£75,000

SUCCESSFUL LEASEHOLD MARKET TOWN BAKERY / COFFEE SHOP situated in NEWENT, a THRIVING BUSINESS with a TURNOVER close to £250,000, FULLY EQUIPPED and being SOLD AS A GOING CONCERN, PLUS STOCK AT VALUATION.

Newent itself offers a range of shops, supermarkets, a 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.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



Entrance into:

MAIN SHOP AREA

40' x 15' overall (12.19m x 4.57m overall)

Coffee shop area, various display cabinets, shelving, tables, chairs etc. Steps lead up through to:

PREPARATION ROOM

14'9 x 13'8 (4.50m x 4.17m)

Stainless steel double bowl sink unit with single drainer, preparation areas, mixers, shelving etc. From here, a further opening leads through to:

MAIN BAKERY

29' x 16'7 narrowing to 14'8 (8.84m x 5.05m narrowing to 4.47m)

Preparation tables, mixers, ovens, trays, trolleys, fridges / freezers etc., two side aspect windows, door to the outside. Door to:

INNER HALLWAY

CLOAKROOM

Close coupled WC, wash hand basin, tiled splashback.

Separate access to the rear to:

STORE

12'5 x 8'4 (3.78m x 2.54m)

Freezers and shelving.

STAFFING

The owners plus one full time and two part time.

HOURS OF BUSINESS

Monday to Friday - 7 a.m. to 3 p.m. Saturday - 7 a.m. to 2 p.m.

LEASE INFORMATION

Newent - £10,000 per annum.
Five year lease with four years remaining.
The lease is renewable.

TURNOVER FIGURES

2025 figures - approaching £250,000 per annum.
Adjusted net profit circa £43,000. For more information, please contact our office.

AGENT'S NOTE

Detailed accounts are available from our Newent office.

A full list of fixtures and fittings will be available from

our Newent office.

The price does not reflect the stock at valuation.

SERVICES

Mains water, electricity and drainage.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

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

DIRECTIONS

From our Newent office, proceed along the High Street in the direction of the Market House and the premises can be found on your right 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.