

**Ref: 2948 - The Lemon Tree Deli**



2 High Street  
Wincanton  
Somerset  
BA9 9JP

**WELL PRESENTED & POPULAR BAKERY/DELI - SOMERSET**  
**Stock included in the asking price**  
**Situated in the desirable area of Wincanton**  
**All of the shop equipment is new**  
**Scope for further development**  
**Advised annual turnover of £120,000**  
**Handover period available**  
**Genuine reason for sale**  
**LEASEHOLD (Price or Nearest Offer)**

**ASKING PRICE**  
**£35,000 Plus SAV**

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### Location

This superb bakery/deli delicatessen is located in Wincanton which is a small Somerset town lying just north of the A303 and offers a range of day to day facilities including banks, doctors surgeries, schools and two supermarkets. It is approximately six miles from the main-line railway station at Gillingham with services to London, Waterloo and Exeter. A few miles to the north are Castle Cary and Bruton, which are on the London Paddington line and the much improved A303 which links with the M3 is literally minutes away and provides east west travel. Wincanton is a typical Somerset town close to many delightful villages and places of interest such as the abbey town of Sherborne, the cathedral city of Salisbury and the ancient hilltop town of Shaftesbury. The larger town of Yeovil is approximately 15 miles distant.

### Business History

Online Business Sales are delighted to offer to the market this popular bakery/delicatessen which has been established since 2010 and has been in the careful hands of our clients since 2011. Our clients are offering the business to the market due to a desire to take well deserved retirement. Since our clients took ownership of the business they have run the business at a pace that suits their lifestyle, meaning that there is massive scope for a new hands on owner operator to further develop the business. Our clients inform us that annual turnover currently runs at £120,000 which is derived from the sale of meats, cheeses, quiches, pies, pastries, soups, fresh rolls, cakes, baguettes, sandwiches and morning goods which are made on premises. Our clients also have regular orders to local businesses for sandwich/ savoury/ sweet platters. The business enjoys a strong reputation within the local community and as such has a high level of regular and repeat trade. This business would ideally suit a partnership.

### Financial Profile

Turnover: £120,000pa  
Stock approximately: £3,000

### Tenure

Leasehold  
Original length: 10 years  
Remaining: Until 2031  
Rent: £600pm

### Opening Hours

Monday-Friday: 7:30am - 4:00pm  
Saturday: 8:00am - 2:00pm  
Sunday: Closed

### Accommodation

Well presented glass fronted property, briefly comprising of:

#### GROUND FLOOR

Secure entrance leading to open plan retail and display area

Large glass fronted food display freezer.  
Drinks display chiller  
Wall shelving and racking for condiments, jams etc.  
Wall mounted menu  
2 front chilled server over for cakes, pastries, rolls etc.  
Deli chilled display for cheese, meats etc  
3x tables and 9x chairs  
Milkshake / smoothie machine  
Behind counter work area with fitted worktops, soup kettle, slicer, scales, microwaves, panini machines, salad fridge, coffee machine, cash registers, wash basin and hand wash basin.

Rear bakery preparation and storage area with pastry roller table, racks, fridge freezer and storage shelving

Toilet with wash basin

Bakery - Secure open plan room with shelving, mixers, worktops, 2x ovens, fryer, fridge, 2x freezers, proover, double wash basin, hand wash basin and island workspace.

Card payment is also accepted

### Enquire

t: 0345 222 0508 f: 0345 222 0509  
e: info@onlinebusinesssales.co.uk

**IMPORTANT NOTES:** These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances

#### Energy Performance Asset Rating

