



Shepton Brasserie & Cafe Bar

64 High Street, Shepton Mallet, Somerset, BA4 5AX

Ref: 4764

EXCEPTIONAL LICENSED BRASSERIE CAFÉ BAR

Recently refurbished with new fixtures & fittings throughout

Superbly equipped, professional commercial kitchen

Well reputed with regular and repeat trade

Prime position in historic market town

Massive scope for evening openings

Advised annual turnover of £225,000

93 generously spaced covers

Ideal partnership opportunity

Genuine reason for sale

Walk in condition

Leasehold
£125,000 plus SAV

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Location

This fantastic leasehold brasserie/café bar has a prime location within a popular retail centre on the main shopping high street of Shepton Mallet, Somerset. The town is approximately 18 miles south of Bristol and 5 miles east of Wells. The area has always been very popular area due to its' affordable housing, good schools, NHS services, excellent central shopping facilities and good public transport. Glastonbury is less than 10 miles away bringing many visitors to the area and to the north of the town are several caves of the Mendip Hills, with breath-taking views. Approximately 1.8 miles to the north-east of the town centre is Beacon Hill Wood (owned by the Woodland Trust), and the River Sheppey runs through the town. The open countryside, views and caves attracts many visitors to the area throughout the year which is hugely beneficial to the business. The A37 road runs north and south through Shepton Mallet, along the line of the Fosse Way between the south of the town and Ilchester. The A361 from Frome skirts the eastern edge of Shepton Mallet on its way to Glastonbury, and the A371 from Castle Cary passes through the town on its way west to Wells; for some distance, both routes follow the line of the A37.



Financial Profile

Turnover: We are advised £225,000pa
Stock: Approximately £5,000

Tenure

We are advised leasehold
Original length: 10 years
Rent: £23,000pa which includes service charge

Opening Hours

Monday: 9:00am – 5:00pm
Tuesday: 9:00am – 5:00pm
Wednesday: 9:00am – 5:00pm
Thursday: 9:00am – 5:00pm
Friday: 9:00am – 5:00pm
Saturday: 9:00am – 5:00pm
Sunday: 10:00pm – 4:00pm

Business History

Online Business Sales are delighted to offer for sale this excellent brasserie/ café bar which was established in 2010 and has been in the careful hands of our client since 2015. Our client is offering the business to the market due to his desire to concentrate on other business interests. Since our client took over the business he has invested time and money into the business and premises and has completed a recent refurbishment including a high end commercial kitchen together with leather and wood furniture etc. has recently been completed, meaning that it is in full walk in condition. Our client has added new menus and income streams which have enhanced the business massively and he informs us that the annual income currently runs at £225,000 which is derived from offering a popular hot & cold food menu including morning coffee, homemade cakes, breakfast, lunch and afternoon tea using locally sourced produce. In addition, the business often has live entertainment from musicians and bands. Currently the business is being run at a pace that suits our client's lifestyle meaning that there is massive scope for a new hands on owner operator to further develop the business. There is massive scope to increase the trading hours to include early morning breakfasts and evenings and introduce a range of themed nights and events which may increase income. The business enjoys a strong reputation within the local community and as such has a high level of regular and repeat trade together with word of mouth recommendations and has advanced bookings. This is a superb opportunity to purchase an established business, which is a great base to build upon and as such early viewing is highly recommended to appreciate the potential this business has to offer.

Accommodation

Highly visible, prominent business premises fully glazed well signed frontage with double entrance briefly comprising:

Open plan restaurant, decorated and furnished to a high standard

Customer waiting area

Serving counter

Chilled food display for cakes etc.

Chilled drinks display

Ice cream freezer

Kitchen, fully fitted in stainless steel and well equipped to suit trade

Preparation areas

Ample storage

Shelving and cupboards

Grill, cooker, fryer, bain marie, fridge, freezers, dish washer, glass washer

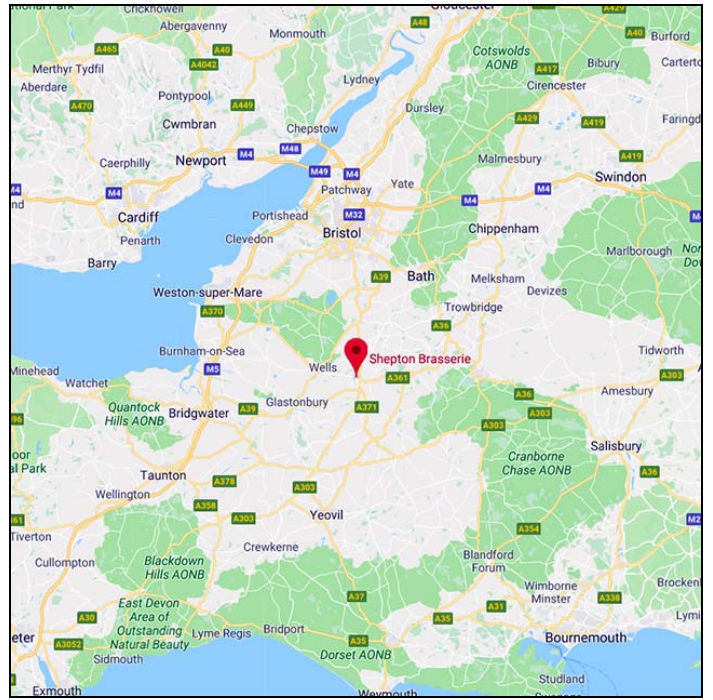
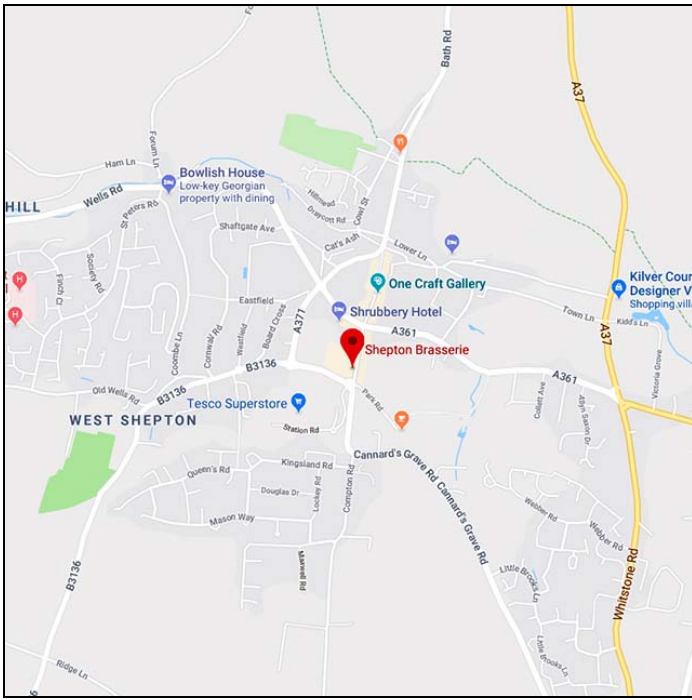
Large overhead extractor fan

Stainless steel counters

Kitchen utensils and equipment

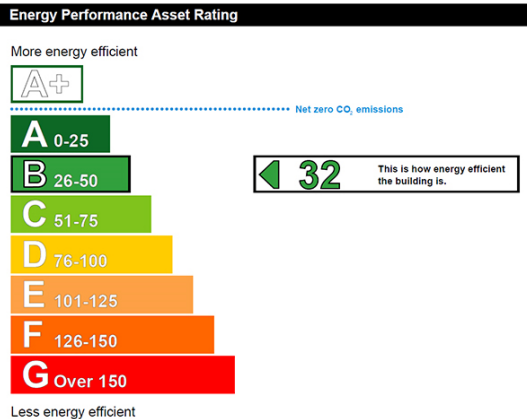
Free parking within the retail centre





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