



Cottage Loaf Bakery & Sandwich Bar

Unit 2 Precinct, Brinsea Road, Congresbury, Somerset, BS49 5JG

Freehold £275,000

Leasehold £100,000

- Shopping parade in North Somerset village
- Close to Bristol airport
- Family bakery and takeaway
- Servery and dining area (20)
- Vacant possession upon completion

Ref: 95456

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SP Sidney
Phillips



LOCATION

The Cottage Loaf Bakery and Sandwich Bar is a ground floor lock-up in a shopping parade in the large North Somerset village of Congresbury. The village is located on the northwestern slopes of the Mendip Hills AONB and has a population of approximately 3,500. Congresbury has several public houses and a variety of shops, and stands on the A370 between Junction 21 of the M5 motorway and Bristol Airport, approximately 7 miles east of Weston-super-Mare and 13 miles south of Bristol city centre.

The nearest railway station is Yatton, serviced by the Great Western Railway, although Congresbury once had its own railway station on the Cheddar Valley Line, running from Yatton to Wells. This is now commonly known as The Strawberry Line and has been converted into a pathway for walkers and cyclists to enjoy.

The subject premises is located on Brinsea Road on the southern side of the village. It is located in a small shopping complex near the community car park.

TRADE AREAS

Front entrance into a DINING/SERVERY AREA which has wood effect tile flooring and a large glass display servery unit with shelving and griddle behind. Behind the counter top servery is a PREPARATION and WASH-UP STATION and a commercial refrigerator. The DINING AREA has seating for approximately 20 customers. To the rear is the BAKERY with wood effect tile flooring. It is fitted with a range of stainless steel equipment, a walk-in freezer and a DRY STORE AREA with a small corner utilised as an OFFICE. Staff TOILETS.

EXTERNAL

There is one PRIVATE PARKING SPACE as part of the freehold. Although there is no customer parking within the freehold, the premises is right next to a free community car park which has ample space for the business's customers.

THE BUSINESS

The Cottage Loaf Bakery and Sandwich Bar has been under our clients' ownership since January 2018. It operates as an independent family bakery and sandwich bar, selling a variety of freshly prepared bread, pasties, pastries, sandwiches and hot food.

In our opinion, the business could continue as a family bakery and sandwich bar or may suit alternative commercial use. Further accounting information may be made available to serious parties following a formal viewing.



LICENCE

N/A

SERVICES

All mains services are connected.

Local Authority: North Somerset Council

Rateable Value: £7,100 as at 1 April 2023

TENURE & PRICE

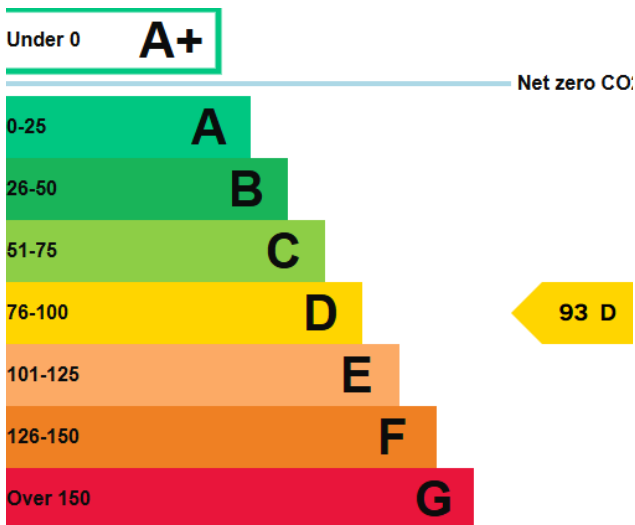
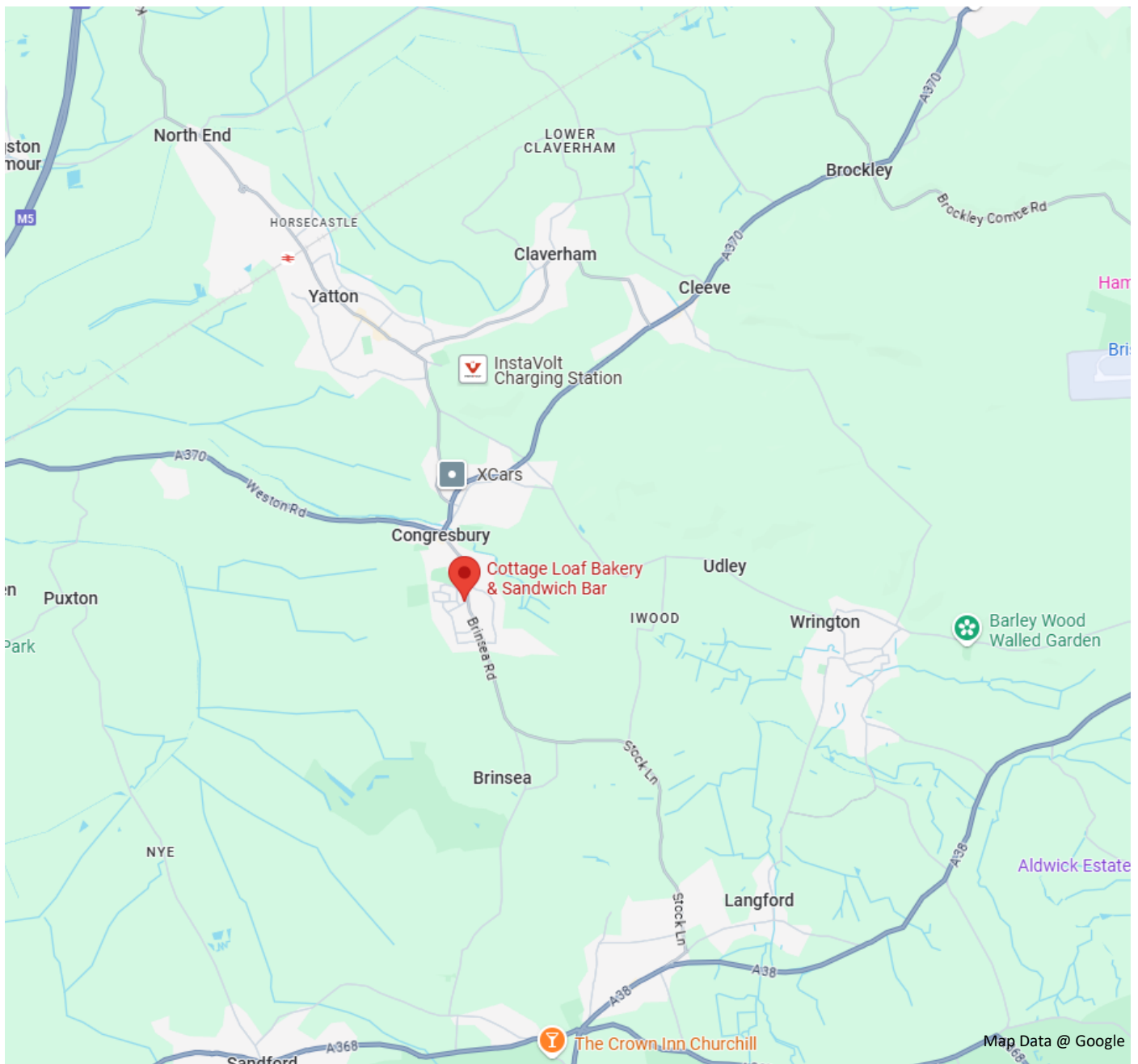
FREEHOLD £275,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

OR, ALTERNATIVELY:

LEASEHOLD	£100,000 to include goodwill, fixtures and fittings. Stock at valuation in addition
TERM	20 years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to 3 month's rent in advance, plus personal guarantors if the lease is taken as a Limited Company.
RENT	£20,800 per annum, paid weekly in advance
RENT REVIEW	Subject to rent reviews every fourth year of the term
REPAIR LIABILITY	Full repairing and insuring lease agreement
TIE	Free of all trade ties
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	VAT will be payable on the Premium and rental payments.



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EPC Ref: 0750-0733-7759-8497-9006

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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