



59-61 High Street, Burnham-on-Sea TA8 1PD

- Popular Cafe in the heart of the Town
- Opportunity to purchase the Lease
- Goodwill and Equipment of the Premises
- Stock at Valuation

PROPERTY DESCRIPTION

An ideal opportunity to purchase a vibrant café and restaurant business located in the heart of this busy, traditional and popular somerset seaside town.

Standing in a prominent location at the centre of the high street in this busy sea side town. The town centre enjoys considerable holiday trade together with a vibrant local all year round trade. Café Beans benefits from significant passing trade as well as regular returning customers. Café Beans is also a dog friendly establishment with an outside area for customers to enjoy with or without their pets. Within the High Street there is a varied range of shops and businesses whilst the seafront is approximately 100 yards away. Access to the M5 junction 22 at Edithmead. Mainline railway station at nearby Highbridge.

The Lease: - The current lease expires on 9th August 2024 - renewable. We understand that the provisions of the landlord and tenant act 1954 will apply to the grant of the new lease as required by the tenant. The current rent is 23,000 p.a exclusive.

Services: - All mains services are connected.

Agents notes: - The lease details and accounts for three years trading are available to seriously interested parties and upon the signing of a non disclosure agreement.

Tenure: - LEASEHOLD. Vacant possession upon completion.

ROOM DESCRIPTIONS

An opportunity to purchase the Lease, Goodwill and Equipment of the Premises. Stock at Valuation.

THE PREMISES

RESTAURANT AREA: 6.69m x 5.81m

With glazed double entrance doors, display windows, counter and serving area. Wide opening to:-

RESTAURANT AREA: 6.71m x 3.58m

With display windows.

KITCHEN: 4.36m x 2.86m

With single drainer stainless steel sink unit, full range of equipment, wide opening to restaurant area. Opening to:-

FURTHER KITCHEN: 2.88m x 2.65m

STORAGE AREA WITH ACCESS TO REAR PASSAGEWAY:

OUTSIDE SITTING AREA: 5.44m x 2.82m

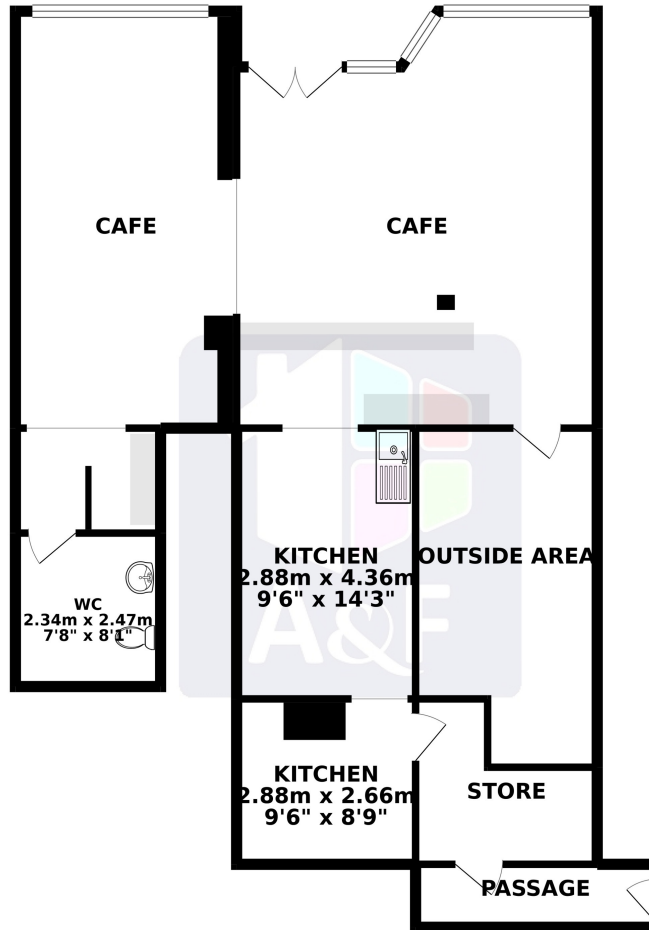
CLOAKROOM:

With low level W.C and wash hand basin

FLOORPLAN & EPC



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

161 This is how energy efficient the building is

Less energy efficient

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