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Viewing: strictly by appointment through the Agent

**VALUABLE AND WELL ESTABLISHED SANDWICH
BAR AND DELICATESSEN RETAIL BUSINESS**

**SARA'S DAIRY AND DELICATESSEN
CORNHILL
BRIDGWATER
SOMERSET
TA6 3BG**

**EXCELLENT PROFITS AND POTENTIAL FOR EXPANSION
FREEHOLD PROPERTY AND BUSINESS INCLUDING
FIXTURES AND FITTINGS**

FREEHOLD FOR SALE



LOCATION

The property is situated on Cornhill within the busy commercial town of Bridgwater Somerset some 10 miles to the north of Taunton and approximately 35 miles south of Bristol.

The town has a population of approximately 40,000 people, excellent access to the M5 motorway at junction 23 and 24 with the A38 trunk road passing through the town.

There is a strong industrial base with Hinkley Point due to expand and large industrial estates to the north and south of the town underpinned by such employers as Gerber Foods and Wiseman Dairies amongst numerous other successful commercial companies.

The property's location is on the fringe of the pedestrianised Fore Street but accessible to passing traffic driving around the Cornhill to High Street, there are future development proposals for the town centre including a scheme which may involve a new Tesco Supermarket. It is also close to the prestigious King Square and the offices of Sedgemoor District Council with its many employees.

THE BUSINESS

This is a popular well established and desirable business with significant potential. It enjoys a light-hearted atmosphere creating good service to a very loyal customer base.

It is renowned for selling a wide range of top quality handmade sandwiches and baguettes in addition to its large range of cheeses, homemade cakes and quiches, hams, eggs, bacon and dairy products plus a range of pasties and pies, biscuits and preserves. It also has a self-service salad bar with everything made on the premises.

The potential for this business lies in providing outside catering and sandwich deliveries to the many small and large businesses in the area. The opportunities for this are enormous.

The business may be suited to a working couple who enjoy dealing with the public, one of whom should be able to cook and the other with part time staff maintain the standard in the front of shop for customer relation purposes and satisfaction, and continue the personal customer relationship which characterises this excellent business.

THE PROPERTY

Comprising a mid-terraced corner property, the premises comprises a ground floor shop with first floor preparation room dating from around 1900. The ground floor shop has a timber shop front with an inset doorway, chilled counter display, suspended light fittings, painted boarded ceilings, panelled walls and quarry tiled floor, stairs to the first floor which utilises the preparation area with fridges and freezers, lobby and W.C.

BUSINESS TURNOVER

The current turnover of the shop is in the region of £200,000 per annum. The gross profit margin is 42 – 44% (2006/7 figures). Accounts and trading figures can be provided to serious applicants.

ACCOMMODATION

Ground floor shop	330sqft
First floor stores/preparation	246sqft
Total	576sqft

BUSINESS RATES

Rateable Value	£4,500	2009/2010
Rates Payable	£2,182.50	2009/2010

PRICE

Freehold business, fixtures and fittings **£185,000** plus stock at valuation.

The price excludes the name Sarah's Dairy and the new owner would need to re-brand.

Fixtures and fittings included on a separate page.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

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INVENTORY OF EQUIPMENT

ARNEG CHILLED UPRIGHT MULTI-DECK SALAD BAR
CHILLED DRINKS CABINET
2 X SERVE OVER FOOD COUNTERS
INFRICO – STAINLESS STEEL SANDWICH BAR
ELECTRIC GRIDDLE
WRAP OVEN MACHINE
CASH REGISTER
2 X MICROWAVES
WEIGHING SCALES
MEAT SLICER
CHEESE CUTTER WITH STAND ON TRAY
SOUP URN

UPSTAIRS

VAC PAK MACHINE
3 X STORAGE FRIDGES
1 FREEZER