



The Harbour Shed

1 Riverside Road, Lynmouth, Devon, EX35 6EX



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Superb Location Overlooking the Harbour & Estuary
Beautifully Refurbished Throughout in 2020
Internal Seating for 30+ Covers
Attractive Terraced Garden with 50+ Alfresco Covers
Excellent Business with Strong Turnover & Net Profit

LOCATION

Lynmouth is one of Devon's most picturesque and popular coastal resorts, nestled at the foot of the dramatic cliffs that connect with its twin village, Lynton. The area is famed for its breathtaking scenery, where Exmoor meets the sea, and offers a wealth of attractions to visitors year-round. The harbour, riverside walks and access to the famous Lynton & Lynmouth Cliff Railway make the village a constant draw for day-trippers, walkers and holidaymakers. Outdoor pursuits are abundant in the area, with coastal paths, beaches and Exmoor National Park all within easy reach.

The local economy benefits from a healthy mix of tourism and a supportive resident population. Nearby towns such as Ilfracombe and Barnstaple provide a wider range of amenities, while Lynmouth itself remains a highly desirable trading location, attracting repeat visitors year after year.

DESCRIPTION

A profitable and well-presented fish & chip shop, trading from an outstanding corner position in the picturesque coastal resort of Lynmouth.

Extensively refurbished at significant expense in 2020, the premises are fitted to a high standard with quality commercial equipment and stylish internal décor. The business enjoys year-round custom from both locals and tourists, benefitting from Lynmouth's ever-growing popularity as one of North Devon's most sought-after destinations. Current trading demonstrates strong sales with a healthy net profit.

Ref No: 5370

£160,000 Leasehold

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The accommodation briefly comprises:-

MAIN TRADING AREA

Light an airy trading space with main servery, tables and chairs for circa 30+, with high stools to one wall. Tiled walls, wood effect flooring, double glazed doors to outside, timber framed windows, separate double entrance door, backboards and pendant lighting.

KITCHEN & SERVERY AREAS

Main servery with Kiremko 4 pan range, which is self-cleaning. Various refrigeration, Ban Marie, microwave, tiled walls, stainless steel worktop, undercounter refrigeration units, hot cupboard, coffee machine and non-slip flooring. Through to:-

PREP AREA

With sink and drainer, potato rumbler, various freezers and refrigerators, non-slip flooring and racking.

STAFF WC

FURTHER WC

With storage area racking. Door through to trading area.

REAR STORE

With metal clad walls.

OUTSIDE

Sunny patio trading area, with 8 pub benches prodding circa 50 covers. Lock up shed housing chest freezers.

GENERAL INFORMATION

RATEABLE VALUE

2023 List: £13,250

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

TENURE

The property is held on a 10 year IR&I Lease.

EPC AWAITED

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

STOCK

Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. Tel. 01803 212021.

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**QUALITY
FISH & CHIPS**

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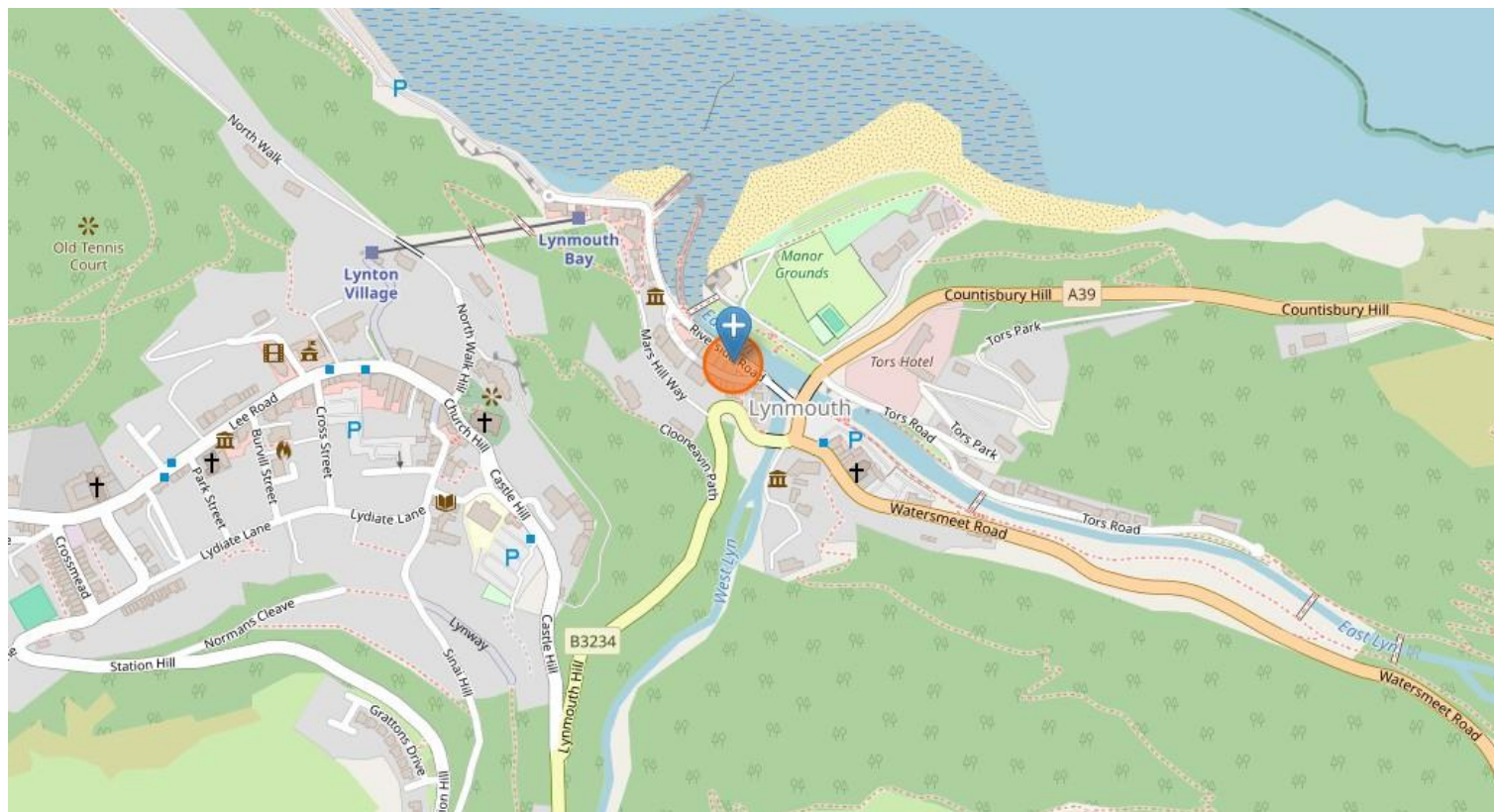
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