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THE OLD BAKERY RESTAURANT THE PROMENADE, KINGSBRIDGE, DEVON, TQ7 1JD

- Charming “olde worlde” licensed restaurant
- Prime location in the heart of historic South Devon estuary town
- Impressive 19th Century period property with immense character
- Reception bar area, 3 dining areas (covers 60), commercial kitchen, freezer room, toilets, trade patios
- Historic turnover approx. £260,000 per annum
- Recently closed due to personal reasons
- Freehold or Leasehold options considered
- Viewing essential



This appealing catering premises occupy a prime trading position in the heart of the sought after and ever popular South Devon estuary town of Kingsbridge in the beautiful South Hams area of Devon. There are a full and varied selection of businesses represented nearby and the unit has the benefit of being only a short walk from the estuary and one of the town’s main public car parks. We understand that the business has previously enjoyed an excellent and profitable year round trade serving the local resident community, as well as the many holidaymakers and tourists that pass through the area throughout the year. It closed in January this year for personal reasons, although it is felt that there is undoubted future trading potential to reinstate and establish a highly profitable catering concern.

Kingsbridge is a highly sought after market town and tourist hub, located in the beautiful South Hams area of South Devon. It has a current population of approximately 5,800 and is situated at the northern end of the Kingsbridge Estuary, approximately 5 miles from the picturesque South Devon coast. It is one of the largest settlements in the South Hams and provides an excellent range of independent boutique shops, a health centre, two large supermarkets, a leisure centre, library, schools and churches. Due to its estuary position, there are moorings, quays and slipways at the head of the Kingsbridge/Salcombe estuary. There are an abundance of sandy beaches and clifftop walks nearby and the popular sailing towns of Dartmouth and Salcombe are within comfortable driving distance. Kingsbridge is 13 miles south of Totnes, 14 miles south of Exeter and approx. 20 miles east of the major South Devon city of Plymouth.

The premises are believed to date back to the late 1900s and are approached through a coachman’s entrance in a

highly enviable trading location, adjacent to the main town square and car park. They comprise a two-storey period property of immense character, which was originally a bakery, later converted to an art gallery and then, in the 1990s, converted into a café and restaurant. The accommodation includes a reception bar area, commercial kitchen, dining room and customer toilets to the ground floor, plus two additional dining areas and freezer store to the first floor. In addition, there is a small trade patio directly to the front of the restaurant, together with a second small, enclosed trade patio to the rear. The property has a wealth of charm and character throughout, and an early viewing appointment is highly recommended to fully appreciate the location, appeal and undoubted future trading potential of this fully licensed catering premises.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

RECEPTION BAR AREA An inviting reception and bar area, approached off glazed doors from the front of the property with tiled floor, customer seating, lighting and corner bar servery with bottle chiller, coffee unit and ice making machine. Stairs to first floor.

INNER HALL Providing access to:-

KITCHEN With commercial floor, extraction system, stainless steel preparation tables, hot cupboard, commercial dishwasher, counter salad bar, turbo-fan oven, wash-hand basin, secondary internal service stairs to first floor.

LADIES AND GENTS' TOILETS

DINING AREA 1 An appealing dining area with tiled floor, themed lighting, blackboard menu, glazed doors to rear trade patio, and tables and chairs providing covers for approx. 20-25 persons.

FIRST FLOOR

Approached off stairs from the reception bar area.

DINING AREA 2 An attractive dining area with wooden floor, windows to front aspect, themed lighting and dining room tables and chairs providing covers for approx. 10-14 persons.

SMALL UTILITY AREA With wine chiller.

DINING AREA 3 A charming dining area with timber vaulted ceiling, Velux roof lights, window to rear aspect, original wooden floor, chandelier and covers for approx. 18-20 persons.

FREEZER ROOM With walk-in chiller, 2 refrigerators, shelving and window to rear aspect.

SERVICE STAIRS To ground floor commercial kitchen.

NOTE: For information regarding the inventory of trade equipment, please contact the agents.

OUTSIDE The premises are approached via an old coaching arch which leads to the front of the property. There is an external patio seating area directly to the front of the restaurant which provides covers for approx. 12 persons. In addition, there is an attractive enclosed trade patio to the rear which can provide additional covers for a further 12-15 persons.

SERVICES We understand that all mains services are available to the property.

THE BUSINESS

THE OLD BAKERY enjoys an enviable trading position in the heart of this sought after South Hams estuary town. It provides charming trading areas and is **FULLY LICENSED** and has operated successfully since the 1990s as a licensed restaurant.

For over 20 years, the unit has been let on a commercial lease at an annual rent of £18,000 per annum. Unfortunately, in January 2026 the tenant chose to close the restaurant for personal reasons. We understand that, in the past, the business has enjoyed an **HISTORIC TURNOVER** of approximately £260,000. The unit would lend itself to a **VARIETY OF CATERING STYLES AND USES**. It is felt that, under new and enthusiastic ownership, it offers **EXCELLENT FUTURE TRADING POTENTIAL** for buyers to reinstate and re-establish a highly successful catering concern once more.

We understand that **STOCK** to be taken over at valuation upon completion should be nominal.

A unique opportunity to acquire a valuable **FREEHOLD** restaurant premises with a wealth of character and great potential for future development. **ALTERNATIVELY** : Our client will consider disposing of the restaurant with the benefit of a new lease, the length of which can be negotiable (i.e. up to 20 years). The proposed rental is approximately £ 18,000 per annum, exclusive of rates, subject to rent reviews every 3 years, with the standard repairing and insuring liabilities. For fuller details, please contact the agents.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office Agency website (www.voa.gov.uk).

Price :: Freehold : Offers in the Region of :: £250,000.00 SAV SOLE AGENTS

Price :: Leasehold : Offers Invited SAV SOLE AGENTS

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING

Our clients require that **all viewings must be arranged by prior appointment through our offices** . Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20 (24hr answering service)**.

MORTGAGES

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