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CAFÉ & DELI BUSINESS FOR SALE

Pumpkin Café and Delicatessen

Unit 1 & 2, The Borough Mall, Wedmore, Somerset BS28 4EB





KEY FEATURES

- POPULAR CAFÉ & DELI BUSINESS •
- PRIME LOCATION IN SOUGHT AFTER VILLAGE •
- EXCELLENT PROPERTY WITH GOOD GARDEN SPACE •
- 65 COVERS WITH OUTSIDE SEATING •
- OPPORTUNITY FOR GROWTH •
- BUSINESS SALE - £65,000 + FF •
- RENT - £15,000 PER ANNUM •

BUSINESS SUMMARY

Pumpkin Café and Delicatessen is a well-established business (overall has been operating for more than 20 years – current owner 11 years).

It has a 5-star Food Standards Agency rating and is a Licenced business, which occupies a highly prominent position on Wedmore's High Street.

The café offers an extensive menu including homemade food which can be enjoyed in either a light airy oak-framed space or on a nice day outside in its enjoyable garden space.

The deli is well known for producing homemade items for retail along with its extensive selection of artisan cheeses and complementary food products. It also offers takeaway sandwiches, cakes and hot/cold drinks along with deli and shop items.

The owner has built a well known, fully turn-key business in a prime location, presenting an exceptional opportunity to take forward.

The Café Deli currently operates Monday to Saturday, from 9:00 am to 5:00 pm, with potential to further increase trade by extending opening hours into the evenings and Sundays.

PROPERTY

The Café Deli benefits from a high-quality oak-framed extension, built in 2020 which features doors that open onto the sunny garden.

Overall the premises offers 40 inside covers and 25 external.

In 2021, the current owner undertook major renovations to enhance and expand the kitchen facilities, ensuing the Café Deli is well-equipped to meet demand. A small separate secure storage unit on site is being used and may be available to subject to agreement with the Landlord.

The property is prominently positioned at the front of The Borough Mall, a purpose built shopping venue that benefits from complementary local businesses, customer parking, and active management overseeing communal and external maintenance.

LOCATION

Wedmore is a thriving and highly sought-after village in Somerset, renowned for its strong sense of community and vibrant calendar of events throughout the year.

The village boasts a desirable High Street, offering a diverse range of retailers, local food shops, pubs and restaurants.

With recent residential developments, Wedmore continues to grow. The village benefits from excellent sporting facilities and well-regarded schools in the surrounding area, further enhancing its appeal as a desirable place to live.

SERVICES

Mains electricity, gas, water and drainage are connected to the property and telephone lines available for connection.

(We confirm that we have not tested any of the service installations and any interested party must satisfy themselves independently as to the state and condition of such items.)

BUSINESS RATES

The premises has been assessed for Business Rates as of April 2023, with a Rateable Value of £14,500.

Relief from Business Rates may apply, subject to status; where the rateable value is less than £12,000, 100% relief applies and tapered relief from 100% to 0% where between £12,000-£15,000.

EPC

Rating of B31 (February 2025). A copy can be made available on request.

SERVICE CHARGE

A service charge is payable for the proportional area of occupation based on a 9.32% contribution and currently charged at £210.30 per month.

The service charge costs include maintenance and repair of the external and communal areas, including external window and door frames, external communal landscaping, communal lighting and buildings insurance.

The Tenant will also be liable to contribute towards the commercial refuse collections, charged at 11.62% and currently charged at £24.20 per month.

BUILDINGS INSURANCE

The property is insured under the Landlord's policy and the costs are included within the service charge costs.

TENURE & TERMS

The Café Deli business is for Sale, with a guide price of £65,000 plus Fixtures, Fittings and Effects. A full inventory list can be provided on request.

Stock at valuation to be purchased on the day of completion, and in addition.

The Café is subject to a 10 year term Lease, as of March 2021, with a Tenant only break option as of March 2026. Current rent payable is £15,000 per annum and subject to review as of March 2026 and 3 yearly thereafter.

Under the terms of the Lease, the Tenant will be responsible for all internal repairs, decoration and maintenance including fire safety, plus maintenance and repair of the glass fitted in external doors and windows.

ACCOUNTS

The last 3 years full trading accounts can be made available to any prospective party, on an accountant to accountant basis, following a successful viewing of the property.

VAT

VAT is applicable on the rent, but not in respect of the sale of the Business, Fixtures and Fittings and service charge costs.

DEPOSIT

A deposit equivalent to three month's rent will be required upfront.

LEGAL COSTS

The ingoing Tenant will be responsible for the Landlord's legal costs incurred in respect of the Lease assignment.

ANTI MONEY LAUNDERING

The prospective party will be required to provide relevant photo ID and proof of address to comply with current regulations.

PLANNING

The prospective party should make their own enquires to the Planning department regarding their proposals and intended use.

RICS CODE OF PRACTICE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before entering into a business agreement.

The Code is available through professional institutions and trade associations, or via:

www.commercialleasecodeew.co.uk

IMPORTANT NOTICE

These particulars are believed to be correct at the time of preparation but their accuracy is not guaranteed and do not form part of any contract.

