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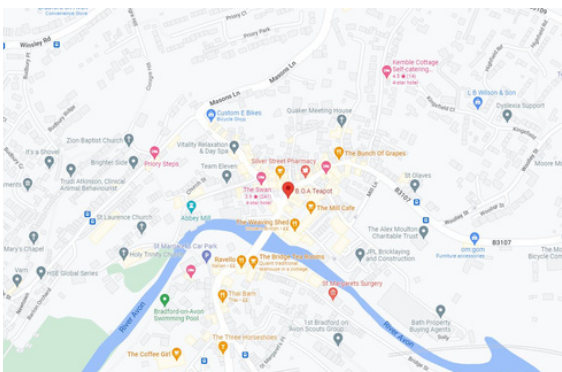
## B.O.A Teapot

34 Silver Street, Bradford-on-Avon,  
Wiltshire BA15 1JX

LEASEHOLD  
**£135,000**



£135,000 for the valuable leasehold interest, quality fixtures and fittings plus goodwill.



## FEATURES

- Probably the best located tearoom/coffee shop in Bradford-on-Avon
- Occupying an eye-catching position in the centre of this beautiful town
- Well presented with internal seating for 36
- Professional and commercially fitted kitchen capable of substantial menu
- Separate exterior retail servery for ice-cream and snack sales
- Lovely paved outside seating area with spectacular views
- Rent only £15,000 per annum
- Opening very limited hours at present with massive scope to improve

### **Location**

With the River Avon at its heart, the golden town of Bradford-on-Avon lies at the southern edge of the Cotswolds surrounded by glorious countryside.

The town is home to around 10,000 people, although many hundreds of thousands more visit all through the year.

Some of the many beautiful features include both canal and riverside walks, together with many properties dating back to the 13th Century. The Georgian city of Bath is only a few miles away and this is an ideal location to run a business of this nature.

### **The Business Premises**

Standing double fronted in a prominent corner position.

### **Main Retail Premises**

8.08m x 5.68m

Well presented with half panelled walls and slate tile effect flooring.



Within this space there is seating for around 26 and quality furnishings.

### **Servery Point**

Boasting a marble effect counter with matching back bar, having a range of professional equipment including stainless steel encased Astoria coffee machine, coffee grinder, undercounter refrigerator, electronic till and a range of other storage.



### **Storeroom**

2.49m x 2.18m

Housing three large upright refrigerators.

Step down to:

### **Second Customer Seating Area**

4.27m 3.55m

With seating for a further 10 customers, similarly decorated and well presented.

Vestibule to:

### **Two WC's**

With white suites and well presented.

**Commercial Kitchen**

4.75m x 2.76m

A professionally fitted kitchen with a full range of commercial equipment including five ring gas hob, Lincat deep fat fryer, Lincat electric griddle, commercial microwave oven, stainless steel workstations, numerous undercounter fridges, stainless steel commercial dishwasher, turbo fan combi oven etc.



**Second Preparation Room**

4.43m x 6.34m

This large room has a slate tiled floor, double bowl deep stainless steel sink unit with H&C, turbo fan combination oven and a range of freezers.

**Outside Retail Servery**

Double doors to the outside terrace, serving ice-creams and snacks. There is a separate serving point.



**The Property**

Is a well presented ground floor unit in fine condition. Throughout the property there is gas fired central heating together with a CCTV system having 8 well positioned cameras.

**Outside**

There is a brick paved outside terrace bordered by rectangular planters which provide seating for up to 18 customers enjoying fine views from this central trading location.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

### **The Business**

Has been run by our clients for the last 7 years.

Our clients have a young family and are therefore unable to devote as much time to the business as they would like.

Current opening hours are just from 10 am until 3 pm, five days a week.

Our clients also regularly close the business throughout August through their own choice.

Trading, profit and loss accounts for the year prior to Covid showed a turnover of around £80,000 with a gross profit of around £61,000. Previously annual turnover has been as high as £140,000, again on the basis of daytime opening only.

We are certain that new owners, who may extend the menu and extend the opening hours, will significantly increase this level of trade.

### **Tenure**

The business is subject to a 10-year lease issued in 2015.

The business is fully renewable under the terms of the Landlord & Tenant Act.

Current annual rent is £15,000 payable monthly in advance.

There is a one month rent deposit payable to the Landlord.

### **Viewing and Further Information**

Strictly by appointment and under no circumstances must any approach be made directly to the business.

Please Call:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (out of hours)

Please Email:

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