

WRIGHT

COMMERCIAL



A LONG ESTABLISHED RESTAURANT BUSINESS WITH PROPRIETORS ACCOMMODATION SITUATED ON THE MAIN TOWN CENTRE CIRCUIT



JALAPENO PEPPERS

MAIDEN ST, BARNSTAPLE, NORTH DEVON, EX31 1HA

Price: £35,000 leasehold incl. F&F, Goodwill & SAV

*Superb themed destination venue
24 cover Bar/ Restaurant & 56 cover main Restaurant
Well equipped commercial kitchen and still area
Internal inspection highly recommended
One of Barnstaple's longest running venues
Proprietors accommodation
Excellent turnkey business*

THE SITUATION

The property is situated on Maiden Street, at the busy end of the High Street. Maiden Street links the High Street with the Strand and forms part of the main Town Centre circuit. Nearby operators include Prezzo, The Bank, Chambers, Lilicos, Honeymoon and Wetherspoons.

THE PROPERTY AND CONSTRUCTION

A 3 storey building of stone elevations comprising ground floor Bar/Restaurant, first floor Main Restaurant and comprehensively equipped catering kitchen and second floor Proprietors accommodation. The trading areas are decorated on a Mexican theme with associated trade advertisements and fittings.

THE PROPOSAL

Our clients are inviting offers for their 15 year renewable lease term from 2004 at a passing rent of £15,000 per annum including goodwill, F&F and SAV.

THE BUSINESS

Jalapeno Peppers is a long established venue offering Mexican and American dishes in a relaxed and fun environment. It has long been the destination venue for parties, celebrations and fun nights out. Operating evening trade only, (no day time trade is undertaken) the business is staffed by the Owners, 1 full time Chef and a pool of around 10 part time staff. Abridged figures for the period ending March 2014 show a turnover of £136,841 with a G.P of 58%. Around 5% of trade is from take away. It is felt that real value might be added through the addition of daytime trading. The property is sold with the benefit of a premises licence and has a fine reputation for its cocktails, wines and quality beers. www.jalapeno-peppers.co.uk

THE ACCOMMODATION

GROUND FLOOR: With main double door access to:-

BAR/ RESTAURANT AREA

39'4 x 9'5 (12m x 2.9m) Brick Bar Servery with fonts, postmix, optics, glass shelving and bottle fridges. Glass wash, stainless steel sink unit, coffee machine, till and music system. The Bar/Restaurant is decorated on a Mexican theme with 24 covers and a heavily beamed ceiling.

GENTS TOILETS

2 Urinals, cubicle, hand basin and warm air hand drier.

LADIES TOILET

2 cubicles, 2 hand basins and warm air hand drier.

STORAGE CUPBOARD

From the Bar/Restaurant, a spiral staircase rises to the first floor and:

MAIN RESTAURANT

22' x 17' (6.7m x 5.2m) Revealed stone walls, high vaulted ceiling with roof lights and A frame. Themed decor and seating for 48 covers. Adjoining booth with 8 covers. **Waiter's drop** with coffee percolator and crockery storage.

COMMERCIAL KITCHEN

21'6 x 14'7 (6.6m x 4.5m) having In and Out doors. Twin stainless steel sink units, tiled walls and non-slip flooring. 6 burner Gas range with griddle and full stainless steel extraction. Gerland grill, 4 pot bain marie, 2 pan frier, microwaves, fridges & freezers. Stainless steel work stations and bottle racking.

OWNERS ACCOMMODATION (Second floor)

LOUNGE / BEDROOM 2: 14' x 10'8 (4.3m x 3.2m) radiator heating.

SHOWER ROOM : Shower cubicle, close coupled w.c, pedestal basin, plumbing for washing machine.

BEDROOM 1: 14' x 10'8 (4.3m x 3.2m) Double. Radiator heating.



IMPORTANT NOTICE

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PROPERTY MISDESCRIPTIONS ACT 1993

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Wright Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their highest possible light and as such we may use summer photographs to promote some properties.

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