



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

THE OLD BAKERY RESTAURANT, PROMENADE, KINGSBRIDGE, DEVON, TQ7 1JD. Charming licensed restaurant, enviable location in heart of sought after riverside town. 19th Century property of immense character throughout. Reception/bar area, 3 lovely dining areas with covers 60, commercial kitchens, freezer store, toilets and trade patio. Recently closed for personal reasons. Historic turnover approximately £250,000 per annum. Suit variety of catering styles. Great opportunity with excellent potential. Viewing essential.

FREEHOLD OIRO £250,000 SAV SOLE AGENTS
LEASEHOLD : PREMIUM OIRO £5,000. SOLE AGENTS

- **CHARMING 19TH C "OLDE WORLDE" LICENSED RESTAURANT**
- **PRIME LOCATION IN DEVON ESTUARY TOWN**
- **RECEPTION BAR AND 3 DINING AREAS, COVERS APPROX 60.**
- **TRADE PATIOS FRONT AND REAR, COVERS APPROX. 25**
- **HISTORIC TURNOVER APPROX. £260,000 PER ANNUM**
- **RECENTLY CLOSED FOR PERSONAL REASONS**
- **SUIT VARIETY OF CATERING STYLES, EXCELLENT POTENTIAL**

LOCATION:

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. 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.

DESCRIPTION:

The premises occupy a prime trading position in this popular South Devon town. There are a full and varied selection of businesses represented nearby and the unit is 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 a profitable year round trade serving the local resident community, boosted also by the large number of tourists attracted to this part of Devon. The business closed in January 2026 for personal reasons, although it is felt that there is undoubted future trading potential to reinstate and establish a highly profitable catering concern.

The premises are believed to date back to the late 1900s and are approached through a coachman's entrance in an enviable trading location, adjacent to the main town square and car park. It comprises a two-storey period property of immense character, originally a bakery, converted into a café and restaurant in the 1990s. The accommodation includes a reception bar area, commercial kitchen, dining room and customer toilets, plus two additional dining areas and freezer store. 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.



SCHEDULE OF ACCOMMODATION:**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:-

COMMERCIAL 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 kitchen.

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.

NOTE:

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

BUSINESS:

This **FULLY LICENSED** premises enjoys an enviable trading position in a sought after South Hams estuary town. It provides charming trading areas 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 pa. 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 ANNUAL 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.

**TENURE / LEASE TERMS:**

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.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.



ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (55).

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £20,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Paul Goss or Brian Hasell

Tel: 01752 206020

Email: enquiries@huntleyandpartners.com



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