

YONDERMAN CAFE

A623M WARDLOW MIRES, WARDLOW, BUXTON, DERBYSHIRE SK17 8RW

FREEHOLD CAFE FOR SALE



GUIDE PRICE- £600,000





CAFE

SALE

HIGHLIGHTS INCLUDE:

- Long established café (c.60 years)
- Busy roadside location
- Popular tourist location
- c.50 internal dining covers
- Catering kitchen
- Up to c.70 car parking spaces

LOCATION

The Yondermann Cafe is located in Wardlow Mires, approximately 9 miles east of Buxton town centre. It is located within the Peak District National Park, on the A623 in a rural location, close to the junction with the B6465.

The Annual Average Daily Flow (AADF) of traffic past The Yondermann Cafe was 15,541 motor vehicles in 2024, according to the UK Department for Transport (DfT).

The popular tourist attraction of Chatsworth House lies approximately 9 miles to the south east and there are three campsites within a 1½ mile radius of the property. Opposite the premises is the Peak District Holiday Barn, representing another source of trade.

DESCRIPTION

A single storey detached property with stone elevations beneath a pitched tiled roof. There is a timber porch area to the front of the property which runs for the whole width of the property and this provides some external dining capacity.

There is an external customer area to the rear which is mostly laid to lawn and has timber picnic tables. There are some enclosed yards to the rear, providing storage and refuse solutions. There is also a mobile home to the rear which provides some staff accommodation and there is a horsebox to the front which provides a further catering option during peak trading times.

There is a surfaced car park to the front of the property with space for c.25-30 cars. In addition, there is an overspill car park area to the rear left hand side and this has space for c.35-40 vehicles.



ACCOMMODATION

Briefly comprises;

There is an extensive porch area to the entire front width of the property which leads to the front entrance. Male and female customer toilets are to be found in the entrance area, leading to the main trading area, which is to the left hand side. This area benefits from a nonslip floor and is furnished with timber tables and chairs, providing c.50 covers.

There is a servery and display counter, benefitting from a timber fascia and top, together with a refrigerated glass fronted chiller unit.

There is a kitchen to the rear with an altro floor, tiled walls and a range of stainless steel catering equipment.

Store room and prep room.

To the rear of the building is an external covered corridor, providing additional storage and refrigeration capacity.

There is a 2 bed static caravan to the rear which is heated by bottle gas central heating, providing private accommodation.

TRADE

The Yondermann Cafe has been established as a roadside cafe for c.60 years. It benefits from a busy "A" road location together with an influx of tourists for most of the year, situated as it is within the Peak District National Park.

It is currently run under management and is open between 8am and 3pm, 7 days a week. It is only closed for 4 days at Christmas time.

Clients management accounts show a net of VAT turnover of approximately £447,728 and £448,695 for the calendar years 2023 & 2024 respectively, achieving an average gross profit margin of 65%.

Further detailed trading information may be made available to seriously interested parties following a formal viewing.







FLOOR/ SITE AREAS

Total Floor approx. 113 sq m GIA (1,216 sq ft)
Site Area approx. 1.654 acres

The Floor Area is taken from the EPC and the Site Area is taken from Edozo Maps. This information is ONLY to be used as an indicative guide to the size of the unit.

TENURE

The property is held freehold.

PLANNING

The property is not listed nor situated within the a Conservation area.

LICENCE

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

RATING

The subject Property is entered in the 2023 Rating List with a Rateable Value of £7,900.

SERVICES

We are informed that the premises benefit from mains water and electricity. Drainage is to a septic tank, gas is LPG and the central heating is oil fired.

FIXTURES & FITTINGS

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

EPC

The property has an EPC rating of D.

VAT

VAT will be applicable at the prevailing rate.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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BUXTON, DERBYSHIRE SK17 8RW

VIEWINGS

All viewings must be arranged strictly by appointment with the joint selling agents Savills and Fleurets.

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