

The Terrace Café & Tearoom

Ref No: 3547

7 Piermont Place, Dawlish, Devon, EX7 9PH



Long Established Café Less than 200 Yards from the Seafront

Highly Visible & Well-Equipped Unit Ready for 2020 Season

Currently Run as a Life Style Business by Owner's Choice

Internal Seating for 28 & External Seating for 10

Genuine Retirement Sale

Offers in the Region of £25,000 Leasehold

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LOCATION

Dawlish is an attractive seaside resort which together with Dawlish Warren occupies over four miles of South Devon coast between the mouth of the River Exe and the town of Teignmouth. There is an indigenous population of approximately 12,000 which increases substantially during the summer months when many tourists visit the area. Dawlish is located at the outlet of a small river, Dawlish Water (also called The Brook), between Permian red sandstone cliffs and is fronted by a sandy beach with the South Devon Railway sea wall and the Riviera Line railway above. Behind this is a central public park, The Lawn, through which Dawlish Water flows.

DESCRIPTION

The Terrace Café is situated in an enviable location on the main strip leading to the beach and the railway station from the Town thus ensuring constant passing trade by foot and vehicle. The large glass frontage overlooks The Lawn and Dawlish Waters providing an attractive outlook for its customers. The café has been trading for circa 50 years with the current owner operating the business for the last three; they are now looking to retire. The Terrace Café offers a range of traditional café fayre freshly prepared in a 5 star hygiene rated environment. The customers order at the service counter with waitress service to the tables. This delightful café is run as a life style business with the owners opening daytimes only 8.30am – 3.30pm from Easter through to September closing for the rest of the year. However there is certainly a market for extending the operating months along with the hours traded. The commercial kitchen is well equipped and would suit a variety of catering uses.

The premises comprises:-

Highly visible corner site with glass frontage and side entrance leading into the:-

MAIN TRADE AREA

Spaciously seating 28 at high backed leather chairs and wooden topped tables. Dresser with condiments and large upright drinks fridge. **Service Counter** with cash register, Expobar coffee machine with separate grinder, counter top water boiler, milk shake machine and 2 under counter freezers.

LADIES, GENTS & DISABLED CLOAKROOM

Steps down to:-

COMMERCIAL KITCHEN

Well equipped with a range of electrical equipment including :- Infernus commercial oven with grill, 2 Valentine deep fat fryers, griddle, double Panini machine, commercial microwave and domestic microwave. Polar large upright fridge with 2 Polar large upright freezers and central stainless steel prep tables. **Wash Up Area** with commercial dishwasher, sink unit with Aquajet tap and wash hand basin. **Fire Exit** leading to internal corridor for the apartments above.

OUTSIDE SEATING

For 10 at Rattan style chairs and metal tables.

CELLAR

Access via floor hatch behind the service counter. Well maintained and storing 3 chest freezers, 2 small fridges and an upright freezer.

GENERAL INFORMATION

RATEABLE VALUE

£9,800. Please note this is not Rates Payable. For further information we advise you contact the Local Billing Authority, Teignbridge District Council, Tel 01626 361101.

TENURE

The premises are available via a new Law Society lease with internal and shop front repairing obligations and contribution to the buildings' insurance. The tenant is also responsible for the up keep of the flat roof to the front of the premises. The guide rent is £14,500 per annum. Further terms to be agreed.

SERVICES

The premises are connected to all mains services. The building is fitted with an L2 fire alarm system and has 3 phase electricity.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners' personal effects.

STOCK

Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

EPC RATING E

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