

Passioni Italiane

Ref No: 3521

3a Holloway St, Minehead, Somerset, TA24 5NP



Delightful Restaurant & Deli in Central Location

Seating for 20-24 with Open Plan Kitchen

Turnkey Operation with Low Overheads

Suitable for a Variety of Catering Uses

Perfect Chef Patron Opportunity

£25,000 Leasehold

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LOCATION

Minehead is an extremely popular tourist resort located on the North coast of Somerset. Tourism has been a part of Minehead's economy since Victorian times and at the height of the holiday season the town's population is significantly increased by an influx of tourists. The town has retained its Victorian architecture and adapted to the present day with an excellent selection of independent shops, galleries and traditional seaside souvenir gift shops alongside banks, building societies, chemists, convenience stores and other well-known retail outlets. Passioni Italiane is located just a few yards from the town's main high street within a pretty parade of independent businesses.

DESCRIPTION

The Licenced Restaurant & Deli is a delightful gem treating customers to authentic homemade Italian cuisine alongside Italian & Australian beverages and products reflecting the owner's heritage. The premises benefits from A3 and valuable A5 class uses. This charming restaurant comfortably seats 20; however this could easily be increased to 24. The catering kitchen is open plan and has potential to be upgraded to include commercial equipment and extraction system to fit the next owner's requirements. Passioni Italiane currently opens for breakfast and lunch only 5 days a week Tuesday - Saturday through choice of the owners, however the premises would lend themselves perfectly to the evening trade. This lock up unit benefits from extremely low overheads therefore providing a perfect opportunity for a chef patron wishing to start their own business.

The premises comprises:-

Quaint frontage with original bay window and recessed side entrance leading into:-

SEATING AREA

Beautifully decorated with quality wood flooring throughout and vintage style tables and high backed cushioned chairs. Bespoke wall mounted shelving unit and chiller display cabinet.

CATERING KITCHEN

Commercial 2 group coffee machine with separate grinder, Buffolo contact grill, counter top electric oven with 2 rings and overhead extraction system. Commercial meat slicer, 2 under counter fridges, 2 under counter freezers and electronic scales. Wash-up area with stainless sink & drainer and storage cupboards.

CLOAKROOM

With modern fixtures and fittings, W.C and wash hand basin.

BUSINESS

Passioni Italiane is gently trading to suit the current owner who closes the business for circa 3 months through the course of the year. The business is reluctantly being offered for sale due to family health issues.

Accounting information will be made available to Bona Fide parties following a formal viewing arranged through Bettesworths.

TENURE

The premises are available via assignment of the current lease with a term of 10 years from February 2018 at a rent of £3,300 per annum. The lease has internal repairing and insuring obligation plus a fair percentage of the total maintenance costs of the building as a whole. Ingoing Tenant to be responsible for the Landlord's and the outgoing tenant's reasonable legal costs.

SERVICES

The premises are connected to all main services.

STOCK

Included in the asking price.

RATEABLE VALUE

2017 List: £4,400. Please note this is not Rates Payable. Interested parties are advised to contact the Local Authority.

EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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