

Bakers Park Kiosk

Ref No: 4860

Bakers Park, Totnes Road, Newton Abbot, Devon, TQ12 1YP



Modern Catering Kiosk Located in Popular Park

Benefitting From Being The Sole Catering Unit

Providing Hot & Cold Drinks and Snacks

Pretty Decked Area Seating Circa 16

Great Owner/Operator Opportunity

£35,000 Leasehold





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LOCATION

Bakers Park is situated on the outskirts of Newton Abbot on the A381, Totnes Road, and is within walking distance of the town. This large open park hosts a range of recreational activities and ball games. The park is home to several football pitches as well as four free tennis courts. The Park also includes a children's play area and is ideal for dog walking and joggers. Bakers Park benefits from 3 hours free parking.

The Kiosk at Bakers Park is situated within in a modern single story building. The easily operated kiosk is well equipped to provide users of the park with a range of hot and cold drinks and snacks. There is potential to expand the menu and offer hot snacks. The Kiosk trades all year round, 7 days a week during school holidays and the summer, reducing to Wednesday-Sunday during the winter.

DESCRIPTION

Sign written kiosk with service hatch and electric roller shutter. Staff entrance leading to store room.

The premises comprises:-

PREPARATION AREA

Rocket 2 group coffee machine, 2 coffee grinders, large upright drinks fridge, countertop cake display. Floor mounted storage cupboards, roll top and stainless steel work surfaces, sink with drainer.

DECKED AREA

To the front of the kiosk overlooking the park providing seating from circa 16.

GENERAL INFORMATION

THE BUSINESS

The kiosk has been successfully trading since April 2022. We have been informed the turnover is circa £67,500 with strong net profits. Due to other business commitments the kiosk is operated by 1 member of staff during the winter months and 1 full time and 1 part time members of staff during the school holidays and summer months. However, the business is perfect for an owner/operator therefore reducing staff costs.

TENURE

We have been informed the premises is held on a 10 year lease from April 2022 at a rent of £7,920 including water.

SERVICES

The premises is connected to mains water and electricity.

BUSINESS RATES

2023 List: £8,300.

Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority.

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 will be taken over by the purchaser at valuation on the day of completion.

VIEWING

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

EPC AWAITED





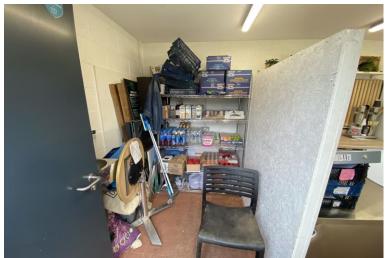
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www.bettesworths.co.uk 29/30 Fleet Street Torquay Devon TQ1 1BB



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