

# Seaside Catering Kiosk

Ref No: 3599

Paignton Esplanade, Paignton, Devon, TQ4 6BW



## Fully Refurbished Catering Kiosk in Prime Tourist Location

Successful Seasonal Business Operating April to End of September, Beginning of October

Selling Hot & Cold Food & Beverages Alongside Beach Merchandise

Well Equipped Catering Kitchen

15 Year Lease from April 2016 at a Rent of £11,000 Per Annum

**£59,950 Leasehold**

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## LOCATION

The three coastal resorts of Torquay, Paignton and Brixham together form the Borough of Torbay with an indigenous population of over 120,000 and popularly known as The English Riviera. Paignton offers the ultimate in traditional bucket and spade holidays! Known for its long sandy beaches, Paignton has a bustling and lively seafront with many attractions including its landmark Pier, Geoplay park, crazy golf, Vue cinema and amusement arcades ensuring the area has a constant heavy footfall.

## DESCRIPTION

This seasonal seaside kiosk is located on the Esplanade and has traded from this particular pitch since 1911. The kiosk has recently undergone a complete refurbishment to include upgrading the catering equipment, refurbishing the outside and replacing the roof. The kiosk offers customers, many who return year on year, a selection of freshly prepared hot & cold food and drinks alongside a range of beach merchandise. Customers have the option to rest on cushion seats on the prom wall. The kiosk trades from Easter through to the end of September beginning of October, making this a fantastic life style business in this very popular holiday resort.

The premises comprise:-

Frontage displaying beach merchandise and menus. Two serving hatches, counter top pie warmer, drinks preparation area with Bean to Cup coffee machine, 3 tank slush machine, commercial water boiler and counter top drinks fridge. Commercial extraction system, Lincat contact griddle, double & single freestanding deep fat fryers, chip scuttle and a selection of fridges and freezers. Food preparation area with Smeg electric oven, Interlewin 2 door freezer, 2 door fridge with stainless steel work top and salad prep, 2 wash hand basins and Redring Power Stream water boiler. The kiosk benefits from under counter storage cupboards plus a false ceiling allowing for extra storage into the eaves.

## GENERAL INFORMATION

### RATEABLE VALUE

2017 List: £12,500. Please note this is not Rates Payable. Interested parties are advised to contact the Local Billing Authority, Torbay Council.

### TENURE

The kiosk is available via assignment of a fully repairing and insuring lease with a term of 15 years from April 2016. The rent is £11,000 per annum.

### INVENTORY

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

### SERVICES

The kiosk is connected to mains electricity and water.

## BUSINESS

The business is operated by a husband & wife team with the assistance of 3 part time seasonal staff. We have been informed the turnover is kept below the VAT threshold by choice, further accounting information will be made available to interested parties following a formal viewing. All the kiosks are removed from the promenade in late September beginning of October and return at Easter, both dates are agreed by the owners and the cost of the crane split between them, approximately £300 – 400 each lift.

## EPC EXEMPT



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