

Cup Cake Cafe

Ref No: 3648

14 Torbay Road, Paignton, Devon, TQ4 6AF



Established Café Business in Excellent Location

Lock-up Unit Situated on Paignton's 'Golden Mile'

Internal Seating for 30, Covered External Seating for 8

Strong Local Customer Base with Seasonal Boost

Successful Business Ideal for Owner Operators

£50,000 Leasehold

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



Cup Cake Cafe

14 Torbay Road, Paignton, Devon, TQ4 6AF

LOCATION

Cup Cake Café is situated on Torbay Road which is known as Paignton's 'Golden Mile'. This main road leads from the railway station and town centre down to the seafront and is Paignton's premier holiday shopping street ensuring constant heavy footfall. Torbay Road benefits from a large seasonal boost when Paignton swells with visitors. There are many all year-round attractions nearby such as the Dartmouth Steam railway, the Vue cinema and the Geoplay Park to name a few.

DESCRIPTION

This lock up unit has an excellent reputation with the local population as well as visitors to the area and is consistently rated as excellent on TripAdvisor. The Café offers an extensive menu with a large range of breakfasts, light lunches consisting of sandwiches, toasties, jacket potatoes and salads plus more traditional lunch options including sausage & mash, cottage pie and curry. The café is well known for its range of homemade cakes, puddings and scones and the current owners also offer celebration cakes made to order. Teas, fresh coffees, hot chocolates, smoothies, frappes and cold drinks are also on offer.

The premises comprises:-

The Grade II Listed Building has many original historic features, one being a Gardiner & Co metal vault door from 1888. The premises is fitted with a burglar alarm and L2 Zoned fire alarm.

LARGE GLASS FRONTAGE

With Bi-folding doors to the centre leading into the main trade area. The café is part carpeted to the front with original wooden floor boards to the rear. There are 30 covers internally with the café benefiting from covered outside seating providing a further 8 covers.

BESPOKE SERVICE COUNTER

With wood effect roll top work surfaces and wood panelling below. Polar refrigerated counter top display unit, glass cake display unit and cash register. Two under counter drinks fridges, Iberital L'anna coffee machine, electric grinder, Problend mixer, toaster and wash hand basin. Three under counter fridges and under counter storage area. Wall mounted menus.

To the rear with steps up to

CATERING KITCHEN

Domestic extraction system, 4 ring inset electric hob, Hotpoint dual oven, 4 microwaves, commercial toaster, under counter freezer and commercial dishwasher. Assorted baking and cooking utensils, sink unit with drainer and wash hand basin.

From the main trade area stairs lead down to

LADIES & GENTS CLOAKROOMS

FREEZER & DRY STORE ROOM

With under counter fridge, 3 large upright fridge freezers, under-counter freezer and chest freezer.

CELLAR

GENERAL INFORMATION

RATEABLE VALUE

£8,500 Please note this is not rates payable. For further information we advise you contact the local billing authority, Torbay Council. Tel. 01803 207207.

TENURE

We have been informed the Landlord will grant a new lease to the in-going tenant. The tenant will have repairing and insuring obligations with further terms to be negotiated. The annual rent is £12,250 payable quarterly in advance.

BUSINESS

Cup Cake Café has been trading for approximately 9 years. In this time the owner/operators have built a successful year-round business. The turnover for Year ending 31st March 2019 was circa £92,000 with abridged net profit of approximately £20,000. The two owner/operators are assisted by 7 part time staff during the summer, reducing to 4 during the winter months.

SERVICES

The premises is connected to mains electricity, water and drainage.

STOCK

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

INVENTORY

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

EPC

Awaiting.

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



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk

