

Cafe/Bistro/Bar Premises

Ref No: 3723

4-6 Hyde Road, Paignton, Devon, TQ4 5BN



Attractive Fully Licensed Premises

Lock Up Unit Which Would Lend Itself to a Variety of Catering Styles

Excellent Opportunity for Couple or Chef Patron

Situated in Highly Visible Location in the Heart of Paignton

Trade Area Seating 34, Separate Bar Area Seating 16

£15,000 Leasehold

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



Cafe/Bistro/Bar Premises

4-6 Hyde Road, Paignton, Devon, TQ4 5BN

LOCATION

This licensed catering premises is situated in a terrace of properties on one of the arterial roads within the popular seaside resort of Paignton, Devon. Hyde Road connects to Victoria Street and Torbay Road, which is part of the heart of the town centre and is a popular location for a variety of retail, office and catering users. Paignton is a flourishing seaside resort with a resident population in excess of 50,000 and is famed for its long sandy beaches. The town has developed as a lively fun centre and popular tourist resort.

DESCRIPTION

4-6 Hyde Road is an attractive café/bistro/bar premises with a high standard of décor and quality fixtures and fittings. The premises has previously traded as a successful restaurant & bar. The current owners have taken the difficult decision to close the business due to other commitments. The premises benefits from a 7 day live music licence and the premises licence allows for the sale of alcohol without the consumption of food. This lock up unit would ideally suit a husband wife team /partnership and would lend itself to a variety of catering uses.

The premises comprises:-

Ground floor unit in highly visible location. Attractive Art Deco style double frontage with timber framed windows and recessed entrance door. The large expanse of glass frontage floods the premises with natural light.

BAR AREA

With tiled floor. Elegant décor with pendant style drop lighting, seating for circa 16 at distressed wooden tables, high backed chairs and leather sofa, 2 poser tables and upholstered bar stools. Bar service area with slate work surface, bar mounted beer font, electronic cash register with touch screen and EPOS system. Bose music system servicing the bar and restaurant area, allowing different music to be played in each section. Cocktail prep area, 3 door under counter drinks fridge and Python system. Back bar with shelving for spirits, stainless steel wash hand basin, racking for wine and shelving for glassware. Coffee machine and separate grinder.

RESTAURANT

Step-up from the Bar area with commercial oak style flooring throughout, chandelier lighting, mirrors and picture frames to the wall and attractive bay windows. Seating for 34 at solid wood tables and distressed high back upholstered chairs. Secondary entrance currently not in use.

COMMERCIAL KITCHEN

A well-equipped kitchen includes a range of equipment including heated pass, stainless steel 2 door fridge with prep area, counter top Ace Chargrill, Kestral 4 ring electric hob, Infernus Bake Off oven with grill, 2 commercial microwaves, Bush fridge and Bush freezer. Hobart oven with 4 racks, Polar 3 door fridge with prep area, plate warmer and counter top double deep fat fryer. Large stainless steel sink, wash hand basin, electric water heater, large upright drinks fridge with freezer section below. Commercial non-slip flooring, half tiled walls, double glazed frosted window with rear aspect and double glazed door leading to rear yard.

Leading through to

DRY STORE AREA AND WASH UP ROOM

Double sink unit with drainer, Halcyon glass washer and commercial push through dishwasher. Access to the Bar.

Corridor leading to

LADIES CLOAKROOM

WC and wash hand basin.

GENTS CLOAKROOM

WC and wash hand basin.

REAR YARD

With Bin Storage

GENERAL INFORMATION

RATEABLE VALUE

2017 List £8,600. Please note this is not rates payable. Qualifying businesses are eligible for 100% business rates relief. For information, we advise you to contact the Local Authority, Torbay Council, Tel. 01803 201201.

TENURE

The premises are held on a 20 year lease commencing July 2016 at a rent of £12,000 per annum. Rent review dates are every fifth anniversary. The tenant is responsible for the internal upkeep and repair of the premises along with the shop front. The tenant is also responsible for a percentage of the buildings' insurance.

INVENTORY

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

SERVICES

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

EPC

G

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

