

Hammond's Cafe

Ref No: 3828

67 Winner Street, Paignton, Devon, TQ3 3BW



Delightful & Versatile Catering Premises

Established Café with Low Establishment Costs

Spacious Two Bed Owner's Accommodation

Strong Local Customer Base Trading Daytimes Only

Potential for Bistro Style Operation & Evening Trade

£35,000 Leasehold

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Hammond's Cafe

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DESCRIPTION

Hammond's is a delightful café, smartly decorated with the owner's paying particular attention to detail. The premises is well equipped & immaculate and comes with the benefit of spacious owner's accommodation with outside terrace to the rear. Hammond's is located on Winner Street, a hub for individual retailers and traders and surrounded by large residential areas. The current proprietors have built the business over the past 5 years, developing an excellent reputation for home cooked, reasonably priced, traditional British cuisine to eat in or takeaway. Thus, the café has a strong local following. Hammond's Cafe trades though the day, 8.00am - 3pm Monday to Saturday, however the premises would lend itself to a Bistro style operation extending the opening times to include evenings. For further information please visit Hammond's Café Winner Street Facebook page.

This lovely café is operated by two 'hands on' proprietors with the assistance of a part time member of staff and Saturday help. The sale of this business, along with the low establishment costs, creates the perfect opportunity for next owner /operator to take on an established business with potential or to create their own style of catering business.

The premises comprises:-

A Victorian semi-detached building with original double bay frontage. Central entrance porch with period black & white tiles leading to:-

MAIN TRADE AREA

Wood flooring, tiled walls to dado rail and modern pendant style light fittings. Potential to seat 24 at a selection two and four seater tables. **Bespoke Service Counter** with refrigerated display cabinet and solid wood work counter. Cash register, fresh coffee machine, Lincat hot water boiler and milk shake machine. Undercounter storage cupboards and wall shelves. Condiment and cutlery station.

CLOAKROOM

Wash hand basin and electric hand dryer. Separate cubicle with WC.

COMMERCIAL KITCHEN

Galley style kitchen with exit to rear path and bin storage. Stainless steel and wipe clean wall cladding throughout. Equipped with a range of equipment including; Four commercial microwaves, single & double counter top deep fat fryers, freestanding 6 ring gas hob with oven under and Salamanda grill over, counter top contact griddle and commercial extraction. Stainless steel prep tables, large sink unit with drainer.

WASH UP ROOM

Large stainless steel sink with double drainer and Aquajet tap, commercial dishwasher, large Polar fridge and freezer, storage shelves.

OWNER'S ACCOMMODATION

Access via the café with stairs up to a light and spacious living area over two floors:-

1st Floor - Fitted kitchen, wall mounted Combi Boiler and access to the rear **Terrace**. **Lounge** with dual aspect to the front, ornate mantel with tiled surround. **Office / 3rd Bedroom** with rear aspect. **2nd Floor - Fully fitted bathroom** and plumbing for washing machine. **Master bedroom** with dual aspect to the front and **En-suite** shower room. **Double bedroom** with rear aspect.

GENERAL INFORMATION

RATEABLE VALUE

2017 List: £4,450. Please note this is not Rates Payable. Interested parties are advised to contact the Local Billing Authority, Torbay Council. Council Tax Band A.

BUSINESS

The café is gently trading below the VAT threshold. However, there is huge potential to increase the opening times and therefore the turnover should the next proprietors wish to do so. Further accounting information will be made available to Bona Fide applicants following a formal viewing arranged through Bettesworths.

TENURE

The premises is held on a Fully Repairing & Insuring Lease with a term of 10 years from July 2015. The rent is £9,000 per annum. The premises was re-roofed in 2018 and the boiler replaced in 2015.

SERVICES

Connected to all main services.

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.

EPC RATING C

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