

Carole's Cupcakes Bakery & Cafe

Ref No: 3809

13 Regent Street, Teignmouth, Devon, TQ14 8SJ



Delightful Café & Celebration Cake Business

Successfully Trading Throughout the Year

Well Situated Close to Teignmouth Seafront

Café Potentially Seating 20, Alfresco Seating for 8

Large Secondary Trade Area / Function Room

£39,950 Leasehold

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LOCATION

Teignmouth lies along a stretch of red sandstone coast to the north of the unspoilt estuary of the river Teign in South Devon. The town is both a popular holiday resort with many hotels and guest houses and also a thriving town in which to live and work. Teignmouth is well connected via the Shaldon Bridge to Shaldon on the South side of the River Teign and on to Torbay some 9 miles away. The market town of Newton Abbot is 6 miles to the West as is the A38 trunk road to Exeter. This in turn links to the M5 motorway which connects the South West to the rest of the country.

DESCRIPTION

Carole's Cupcake Bakery & Café has been trading for circa 8 years, building a strong local following boosted by the large number of tourists who visit the area throughout the year. The café offers breakfasts, light lunches, hot lunches, homemade cakes and afternoon teas and trades from 9-4pm, 7 days a week. Alongside the cafe the owner operates a successful homemade celebration cake business providing cakes to suit all styles and requirements made to order. Cake accessories and decorations can be purchased in the café. The owners will also provide outside catering to businesses and functions as and when required. This delightful café has potential to seat 20 and benefits from 'Alfresco' seating for 8. There is a large trade area to the rear of the premises which is currently used for the preparation of cakes and storage, however this room has previously been utilised to offer tutorials and as a function room for special occasions.

The premises comprises:-

Double glazed bay front with central entrance leading into:-

MAIN TRADE AREA

Customers are seated at bolero square beech tables with wooden slatted high backed chairs. Window display showcasing celebration cakes and display cabinets to the walls. **BESPOKE SERVICE COUNTER** with San Remo coffee machine, electric grinder, counter top hot display cabinet, cupcake display cabinet and small chiller display cabinet. Ice machine, Clover touch screen tablet and card reader, 2 Dualit mixers for smoothies & milk shakes, toaster. Double sink unit with mixer tap, Dimplex electric water heater, wall moulder display shelving and under counter freezer. Passage way leading through to:-

LARGE FUNCTION ROOM

With potential for a further 20 + covers. The room is currently used by the owners for celebration cake decorating and storage. Polar ice cream fridge, assortment of racking, Kenwood large upright freezer.

CUSTOMER CLOAKROOM

With WC, pedestal wash hand basin, wipe down wall cladding, wall mounted electric water heater.

CATERING KITCHEN

Buffalo electric oven, Belling six ring electric cooker with grill, oven and plate warmer, Buffalo double panini machine, Philips Dry Fryer and Kenwood Chef Excel 2 litre mixer. Fagor commercial dishwasher, 1 ½ sink with drainer, mixer tap and wall mounted electric water heater. Two commercial microwaves, selection of cooking utensils, cutlery and crockery, large upright fridge freezer and under counter fridge. 600 Hobart commercial dishwasher currently in storage.

STAFF CLOAKROOM

DRY STORE

EXIT TO REAR YARD

GENERAL INFORMATION

RATEABLE VALUE

2017 List: £12,250. Please note this is not the Rates Payable. Interested parties are advised to contact the Local Billing Authority, Teignbridge Council for further information.

BUSINESS

The hands-on husband and wife team are assisted by one part time member of staff working 10-3pm, 3 days a week. The owners have confirmed that they would be happy to provide a comprehensive hand over of the business should it be required. We have been informed the turnover for year ending March 2019 was £84,499. Further accounting information will be made available to bona fide applicants following a formal viewing.

SERVICES

Mains drainage, water and electricity.

TENURE

The premises is available via a new internal repairing and insuring lease at a rent of £9,960 per annum, further terms to be negotiated.

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 AWAITED

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