

# Legends at Steps

Ref No: 3597

Fleet Street, Torquay, Devon, TQ1 1BX



## Long Established Restaurant Premises

Close to Torquay Harbour & Torwood Street Development

Perfect Owner/Operator Opportunity with Further Potential

Low Overheads & Two Trade Areas providing 36 Covers

Separate Lockup Kiosk Currently Let

£59,950 Leasehold

Interested in this property?

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## LOCATION

Torquay is the predominant town on the English Riviera and is a popular place to live and work. It is also one of the UK's leading holiday resorts. Legends at Steps Bistro is situated on the steps linking The Terrace and Fleet Walk, right in the heart of Torquay's town centre and Harbourside. Investment in the area includes a new £40m development which consists of retail, offices, catering establishments and a Hilton Hotel just yards away from the restaurant providing an increased customer base.

## DESCRIPTION

Legends at Steps is a smart lock up catering unit. This owner/operated restaurant is a well-equipped turnkey operation which has come to the market as the current owners are now wishing to retire. This therefore provides the next owners with a solid base on which to build their own reputation with the locals and tourists alike. Legends is only trading 5 evenings a week throughout the year however there is huge potential to increase trade further by extending the opening hours to include lunch times. The separate kiosk, which is included in the lease, is below the restaurant and currently let to a Barber at a rent of £3,750.

The premises comprises:-

Attractive wooden front door to:-

## ENTRANCE LOBBY

Leading to 2 separate trade areas.

To the left:-

## MAIN TRADE AREA

Double glazed picture windows to the front with sea peeps and views over Fleet Walk. Laminated wooden floor and seating for 24 at attractive timber topped tables with upholstered high-backed chairs and bench seating. Wall light points, central heating radiators, air conditioning unit, speaker for music.

To the right of the Entrance Lobby, 2 steps up to:-

## SEATING AREA WITH BAR

Picture window to the front, seating for 12 at timber topped tables with upholstered high-backed chairs. Attractive tiled floor, wall light points and central heating radiator. **BAR** with ceramic tile counter, electronic touch screen till, glass fronted double bottle fridge, glass fronted single bottle fridge, under counter fridge, Jura coffee machine and Parry ice making machine. Attractive back bar with shelves for glass storage and spirit optics, built in wine rack.

Double swing doors to:-

## COMMERCIAL KITCHEN

Well equipped with non slip flooring throughout and commercial extraction system. Blue Seal double deep fat fryer, 6 ring gas range with ovens under, large Chargrill and Sharp commercial microwave. Parry stainless steel plate warming cabinet with preparation surface over, further stainless steel prep tables, twin door fridge unit, under counter fridge, under counter freezer, Bartlett large upright Fridge and Gram large upright freezer. Baxi wall mounted boiler, commercial dishwasher and 2 deep stainless steel sinks with drainers.

## GENTS CLOAKROOM

Tiled floor and walls, close couple WC, central heating radiator, wash hand basin, electric hand dryer.

## LADIES CLOAKROOM

Tiled walls and floor, central heating radiator, close couple WC, pedestal wash hand basin, electric hand dryer.

Sliding door to:-

## UTILITY ROOM

With plumbing for washing machine, space for tumble dryer, built in cupboards.

Door to:-

## STORE CUPBOARD

With storage shelving and hanging rail for staff uniforms.

## BIN STORE

To the rear of the premises.

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## GENERAL INFORMATION

### RATEABLE VALUE

**Restaurant - £7,100. Kiosk - £2,900.** Please note this is note rates payable. For further information, we advise you contact the local billing authority, Torbay Council.

### BUSINESS

The current owners run the business as Chef and Front of House with the assistance of casual staff during the busy periods. Currently trading up to the VAT threshold through choice, there is great potential to increase the trading hours and therefore the turnover of this well-established restaurant.

### TENURE

The premises is available via the assignment of a 15 year lease from March 2013 at a rent of £8,000 + VAT. The tenant has full repairing and insuring obligations. The Kiosk is sub-let providing an income of £3,750 per annum.

### SERVICES

We have been informed the premises is connected to all mains 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 and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

### EPC

Awaiting.

### VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths.

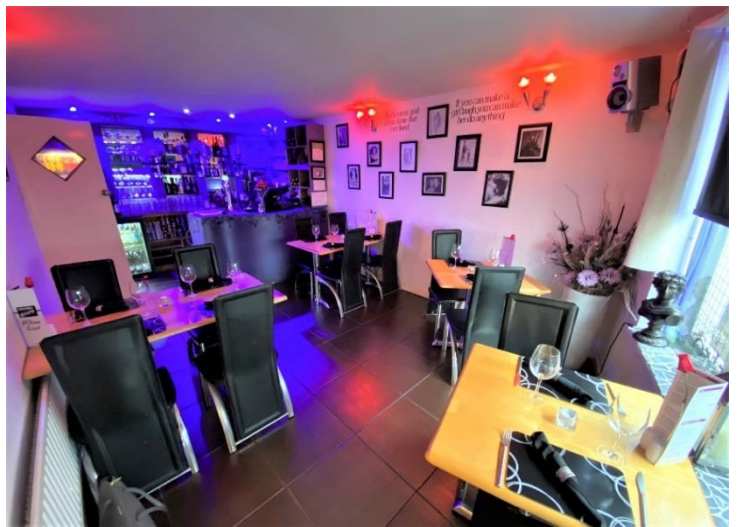
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