

# Avanti Restaurant & Takeaway

Ref No: 3733

171 Union Street, Torquay, Devon, TQ1 4BX



## Low Establishment Costs & 100% Rates Relief

Trading Predominately as a Licensed Takeaway

Plenty of Scope to Expand In-House Trade

Well-Equipped Commercial Kitchen

Perfect Owner/Operator Opportunity

£30,000 Leasehold

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# Avanti Restaurant & Takeaway

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## LOCATION

Torquay, along with Paignton and Brixham make up the Borough of Torbay which is popularly known as The English Riviera. The main industry in the area is tourism and the population increases dramatically during the summer months with an influx of visitors to the South Devon Area. This catering premises is located towards the higher end of Torquay town centre and surrounded by offices, shops and residential housing ensuring a year-round trade which is then boosted during the holiday season.

## DESCRIPTION

Avanti is a licensed restaurant, pizzeria and takeaway. Since purchasing the leasehold interest 3 years ago, my clients have built up a strong takeaway trade via the Just Eat and Uber Eat apps. A delivery service is provided. The menu for the most part is Italian, however alternative options are available including kebabs, burgers and fish & chips. All food is freshly prepared to order. Although the takeaway has become the main business of the restaurant, the premises is also available for evening meals with the in-house trade dramatically increasing during the summer season. The premises is also available for special occasions and has a long standing arrangement with the local language schools.

Included in the asking price of £30,000 for the leasehold interest, goodwill & trade inventory, is a logoeed Renault Megan 1.5 diesel van on an '09 plate. Avanti is currently operated by a husband & wife team with 1 part time assistance and 1 part time delivery driver.

The premises comprises:-

### TRADITIONAL GLASS FRONTAGE

With recessed central entrance leading into the main trade area. The premises is carpeted throughout and decorated to reflect the Italian style of the menu. The restaurant spaciouly seats 32, however it has been known for the restaurant to host 50 on special occasions. The premises is centrally heated and has CCTV.

### BAR

Roll top work surfaces with wood panelling below. Back bar with storage, electronic cash register.

### COFFEE & TEA PREP AREA

Fresh coffee machine, separate grinder, shelving with crockery and condiments.

### COMMERCIAL KITCHEN

With vinyl flooring and stainless steel splashbacks. A range of equipment including 6 ring gas hob with oven under, double deep fat fryer and commercial extraction system. Archway kebab machine, double pizza oven with capacity for 8 x 12" pizzas, Lincat chip scuttle. **Pizza Preparation Area** with Catercool salad prep, under counter freezer and 3 under counter fridges. **Wash up Area** with double stainless steel sink unit and commercial dishwasher.

### REAR DRY STORE AREA/OFFICE/STAFF ROOM

With a further 2 under counter freezers, large upright freezer, large upright fridge freezer.

### LADIES & GENTS CLOAKROOMS

## GENERAL INFORMATION

### RATEABLE VALUE

£4,600. Please note this is not rates payable. The business qualifies for 100% Small Business Rates Relief. For further information, we advise you contact the local billing authority, Torbay Council.

### TENURE

The premises is held on an internal and shop front repairing & insuring lease from May 1st 2017 with a term of 6 years at a rent of £8,000 per annum. There is an annual service charge, amount to be confirmed. We have been informed the Landlord will consider extending the term of the lease should the next tenant require.

### BUSINESS

The restaurant opens 6 days a week, closing Wednesdays. The owners operate from 1pm through till 10:30pm, extending to 11pm on Friday and Saturday evenings. The turnover for year ending 31<sup>st</sup> March 2019 was £86,572.75.

### SERVICES

The premises is connected to all mains services.

### STOCK

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

### INVENTORY

To include trade furnishings and equipment as per an inventory to be supplied.

### EPC

Awaiting.

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)

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