

Portfolio Gallery & Coffee Shop

Ref No: 3849

6 Fore Street, St Marychurch, Torquay, Devon, TQ1 4NE



Attractive Lifestyle Business Established for Over 20 Years

Gallery, Coffee Shop & Framing Workshop

Fabulous Location Within Commercial & Residential Areas

Potential to Expand on Stock List, Cafe & On-Line

Viewing Highly Recommended

£55,000 Leasehold

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Portfolio Gallery & Coffee Shop

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LOCATION

Portfolio Gallery & Coffee Shop occupies a prominent position in the busy and well regarded district of St Marychurch, Torquay. St Marychurch is a popular part of town and is situated less than half a mile from the sea and less than a mile from Torquay town centre. St Marychurch is recognised as one of Torquay's most desirable residential and commercial locations, with a fine mix of privately owned shops, attractive pedestrianised precinct and tourist attractions. The holiday district of Babbacombe is a 5 minute walk from St Marychurch and both areas swell during the summer months with the influx of tourists to The English Riviera (Torquay, Paignton & Brixham).

DESCRIPTION

Portfolio Gallery is a picture gallery & coffee shop with framing workshop. The Gallery specialises in modern framed prints and canvases, complemented by contemporary gifts, stationery and greetings cards. The gallery has been established since 2000 and in that time has built up a reputation for offering customers quality merchandise and aims to support local artists. Popular with locals and holiday makers alike for its premium, Italian style espresso coffees and selection of handmade cakes and pastries, the coffee shop compliments the gallery perfectly. Portfolio also benefits from offering bespoke picture framing with an onsite workshop. Our clients have operated the business for the last 17 years and are now looking to retire, thus this fabulous life style opportunity has come to the market. For further information please visit www.portfolio-gallery.co.uk.

The premises comprises:-

MAIN TRADE AREA

Entered via double glazed frontage with central entrance leading into the gallery. Wall mounted prints and canvases, floor standing card display, wall mounted display shelves, display windows to the front. **Service Counter**, counter top gift displays, cash register, under counter storage shelves. Additional display area and framing centre.

COFFEE SHOP

Towards the rear of the unit with potential to seat 22. **Service counter** with GAGGIA fresh coffee machine and separate grinder, cake display, prep area, Buffalo Panini machine, small electric grill, microwave and under counter fridge. Wall mounted black board menu, sink unit with drainer, wash hand basin and storage shelving.

CLOAKROOM

OFFICE

FRAME WORKSHOP

Spacious, light and fully equipped with Morso Foot Operated Mitring Machine, KeenCut Excalibur 5000 Glass and Board Cutter, Cassese CSI Manual Frame Underpinner, Keencut Ultimat Gold Mount Cutter, Lamina Gold Dry Mounting and Laminating Hot Press.

Alarmed Exit to rear yard with **Parking** for 1.

GENERAL INFORMATION

RATEABLE VALE

£14,250. For information, we advise you to contact the Local Authority, Torbay Council Tel. 01803 207207.

BUSINESS

This delightful business is operated by a husband & wife team. The trading hours are currently Tuesday to Friday 9.30-5pm, Saturday 9.30-2pm. The gallery carries stock from a range of quality suppliers including Busy B Stationery, Devon Scenic Photography, Libra Home Furnishings, Nobile Glass & Woodmansterne Greetings Cards to name a few. The business has a steady turnover of circa £95,000 per annum. However, there is plenty of potential to expand on current stockists, the café and online trade should the next proprietor wish to.

TENURE

The premises is held on a 10 year lease from 2015 with repairing and insuring obligations. The rent is £14,500 per annum

STOCK

The gallery carries approximately £12,000 in stock. This is to be purchased subject to valuation on completion.

INVENTORY

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

EPC RATING D

www.bettesworths.co.uk
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