

Kim's Kitchen

Ref No: 3911

165 Union Street, Torquay, Devon, TQ1 4BU



Restaurant Premises Seating up to 20

Trading as Chinese & Vietnamese Restaurant

Valuable Takeaway Licence

Versatile premises with Low Establishment Costs

Great Opportunity for First Time Venture

£15,000 Leasehold

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DESCRIPTION

Kim's Kitchen, which is trading as a Chinese and Vietnamese Restaurant & Takeaway, is located in Torquay which along with Paignton and Brixham make up the Borough of Torbay 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. The restaurant is located towards the higher end of Torquay town centre surrounded by offices, shops and residential housing ensuring a year-round trade which is then boosted during the holiday season. The premises is currently not licenced for the sale of alcohol, however the owners operate a BYOB system, charging £1 per person corkage.

The premises comprises:-

MAIN TRADE AREA

With central entrance leading into the customer seating area which seats up to 20. The restaurant has laminate flooring throughout, dropped ceiling with spotlights, integral music system and over door heating.

DRY STORE ROOM

With large chest freezer and shelving.

COMMERCIAL KITCHEN

With 3 burner Chinese cooker & integrated tap, commercial extraction system (recently serviced) and Falcon free standing double deep fat fryer. Hot cupboard, under counter commercial fridge, Logic microwave and stainless steel prep tables. Wash up area with large commercial sink unit and drainer, large upright Bosch freezer and large upright Polar refrigerator.

Hallway leading to:-

CLOAKROOM

WC, wash hand basin, electric hand dryer and wall mounted gas boiler.

UNDERSTAIR STORAGE

RATEABLE VALUE

2017 List: £4,400.

Please note this is not Rates Payable. 100% Small Business Rates Relief will be available for eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

TENURE

The premises is available via assignment of a 5 year lease from August 2020. The rent is £6,700 per annum inclusive of buildings insurance. The tenant has repairing obligation.

SERVICES

The premises is connected to mains gas, electricity and water.

STOCK

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

INVENTORY

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

EPC RATING D



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