

Hill House Cafe

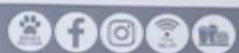
74 Fore Street, Totnes, Devon, TQ9 5RU

FORE STREET

coffee

HILL HOUSE
COFFEE SHOP

Homemade
Cakes and
Lite Bites



TAKEAWAY

BACON OR
SAUSAGE
BAP
CHEESE + HAM
PANINI
BRIE + CRANBERRY
PANINI
WAFFLE +
ICE CREAM
SCOOP
ICE CREAM

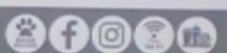
YARDE
FARM

Serious about ice cream

AWARD WINNING
ICE CREAM

HILL HOUSE
COFFEE SHOP

Homemade
Cakes and
Lite Bites



SCONE
JAM +
CLOTTED
CREAM
IN A BAP



Hill House Cafe

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**Delightful Cafe in Sought After Location of Totnes
Quietly Trading to Suit Current Owner/Operators
Profitable Business with Further Potential
Trade Area Seating up to 34, Bespoke Served, Kitchen
Car Parking for 1 Car**

LOCATION

The historic town of Totnes, South Devon is situated on the banks of the River Dart and benefits from being a very busy tourist centre with many interesting shops and visitor attractions. Many of the buildings date from the 16th and 17th Centuries. Today, the town is a thriving centre for music, art, theatre and natural health. Totnes is approximately 6 miles inland from the coast and easily accessible from the A38 Exeter to Plymouth Expressway. Tuesdays are particularly busy in Totnes during the summer for Elizabethan Day and with Market Days on Fridays and Saturdays. The remains of a Norman Fort dominate this particular area of town and bring visitors in droves to the historic site and surrounding businesses.

DESCRIPTION

A delightful café with seating for up to 34. Quality fixtures and fittings flow throughout including solid wood tables with cast iron pedestals, wooden chairs with high-backed cushioned seats and window and settle seating to the front bay. The menu is uncomplicated offering a large range of paninis, sandwiches and toasties along with cream teas and cakes, brownies and cookies, ice cream and ice cream desserts. The café offers a large choice of freshly prepared coffees and teas, soft drinks and milkshakes. The vendors have introduced a range of gifts to purchase to include quality earthenware, tealights, candles and a range of locally produced jams and chutneys. Early viewing is highly recommended.

Ref No: 4073

£35,000 Leasehold

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The premises comprises:-

GROUND FLOOR CAFÉ

Shared side entrance with original wood door leading into original tiled hallway. The Café is entered from the right into the main trade area which has been fitted with Tarka wood effect non-slip flooring. There is wood panelling to the diado rail and large bay window overlooking the high street. This area provides seating for up to 22.

BESPOKE SERVERY

Solid wood work top with wood panelling and 4 industrial style pendant lights over. Yarde Farm ice cream fridge, Sharp electronic cash register, La Cimbali coffee machine with separate grinder, wall mounted dresser style shelving unit displaying a large range of teas, soft drinks and glassware. Stainless steel wash hand basin, under counter fridge, under counter freezer, 2 milkshake machines, large upright drinks fridge and free standing chest of drawers. Steps up to

REAR TRADE AREA

Providing seating for a further 12, including a small retail area.

LADIES & GENTS CLOAKROOM

WC, wash hand basin and electric hand dryer. Steps up to

KITCHEN

With non-slip flooring and wipe clean wall cladding. Beko domestic 4 ring electric hob with grill and oven under, 2 commercial microwaves, double panini machine, commercial toaster and double sink unit with inset wash hand basin. Wras commercial dish washer, large Polar upright fridge and large Polar upright freezer. Stainless steel preparation areas.

BIN STORAGE AREA

CAR PARK

Parking for 1 car.

GENERAL INFORMATION

RATEABLE VALUE

2023 List: £14,000.

This is not Rates Payable. For information, we advise you to contact the Local Authority, South Hams District Council.

TENURE

The premises is available by way of assignment of the current lease which has a term of 5 years from January 2020 at a rent of £16,000. There is an annual maintenance charge of £2,000 per annum.

SERVICES

We have been informed the premises is connected to mains water, drainage and electricity.

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 will be taken over by the purchaser at valuation on the day of completion.

EPC RATING D

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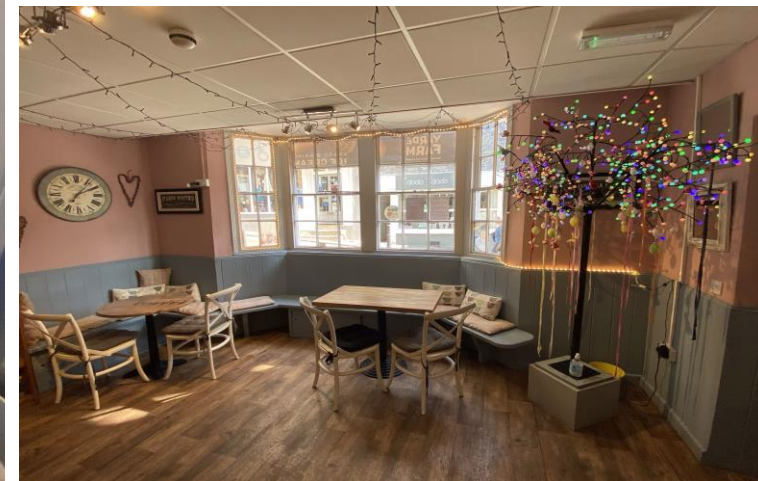
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