



Riverside Cafe

Steamer Quay Road, Totnes, South Hams, Devon, TQ9 5AL



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Stunning, Fully Refurbished Waterside Cafe Situated on Steamer Quay with Exceptional Figures

A Very Successful and Well-Established Business with Opportunity to Grow Further Still with Extended Trading Hours

Character Café with 54 Covers, Commercial Kitchen, Takeaway & Ice Cream Kiosk

130 Covers Outside with Covered Veranda around the Building & South Facing Area for Alfresco Seating Overlooking the River Dart

A Unique Opportunity not to be Missed!

LOCATION

The Riverside Cafe is situated in an idyllic spot on the Bridgetown side of the thriving market town of Totnes. The cafe is situated right on the water's edge on Steamer Quay, fronting the beautiful River Dart with views back over Totnes. This bustling area is the main drop off for the River Dart boat trips, with a large public car park and public conveniences immediately to the side of the café. Totnes is a fascinating historical town, which combines stunning countryside with independent shopping, local food and drink and interesting attractions. This unique and charming town has an international reputation for its lively and diverse community and relaxed atmosphere. Totnes is situated within the South Devon 'Area of Outstanding Natural Beauty', neighbouring the South Hams and is located about 5 miles west of Paignton, 7 miles south west of Torquay and approximately 22 miles north east of Plymouth. Exeter is also very accessible via the A38. Totnes has its own railway station connecting to Exeter and Plymouth and beyond to the rest of the national rail network. There is a regional airport at Exeter and the M5 motorway.

DESCRIPTION

The Riverside Cafe is an attractive, single storey, detached chalet style building, with an enviable situation by the River Dart, at the entrance to Steamer Quay. The cafe is open all year round and is very well known; not only with locals and regulars but with returning tourists and day trippers throughout the season. The café's location makes it an ideal place to stop for refreshments before boarding the ferry down the River Dart or simply whiling away the hours on a sunny day, enjoying a wide range of food/meals/snacks and drinks available. The business certainly benefits from its huge outside trading area, which is south facing with covers for approximately 130 people. The operation runs daily, serving breakfast, coffees & teas in the morning, through to lunches and afternoon teas during the day. The Café has been extensively refurbished and reequipped over the last 18 months which has significantly boosted revenue and bottom line profit.

Ref No: 5183

£265,000 Leasehold

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The premises comprises:-

SUBSTANTIAL OPEN PLAN TRADING AREA

With vaulted ceiling and servery counter to the far end. Bright and spacious room with a driftwood/coastal theme and hanging pendant lighting. Windows to each elevation and painted tongue and groove panelling under. Seating for circa 54 at square and rectangular tables, with painted wooden chairs and upholstered bench seating.

CAFE SERVERY

Bespoke servery with inset illuminated sections and integrated chiller units. Equipped with a range of new commercial inventory including espresso machine. Back wall shelving to two elevations. Through to:-

FULLY EQUIPPED COMMERCIAL KITCHEN

ICE CREAM & TAKEAWAY SERVERY

OUTSIDE

Significant outside seating area within the curtilage of the lease, predominantly to the front of the cafe facing the River. This area can seat up to 130 people on newly acquired outside tables and chairs and includes the sheltered seating areas around the perimeter of the building, under the veranda. There is a large **CHILDREN'S PLAY AREA** and pirate boat to the side of the outside seating area, owned and operated by the Council, which makes it an ideal place for parents to keep an eye on children whilst they play.

PARKING/TOILETS

There is a car and coach park adjacent to the café, along with toilets.

GENERAL INFORMATION

TENURE

We have been informed that the property is held on a new 6-year Internal Repairing and Insuring lease, with the benefit of Security of Tenure, effective from 2025. The current rent is £13,500 per annum with reviews in years 3 and 6. The Landlord is the South Hams District Council.

THE BUSINESS

The Riverside Cafe is a thriving, unopposed business situated in one of the most enviable positions along the River Dart.

The café benefits from a strong local and regular trade, boosted by the very busy nearby pleasure boat business and the year round visitors to the area. The public car parks and coach park adjacent to the building generate a huge amount of footfall throughout the day including private coach stops and many regular visitors. The establishment is family-friendly, offering highchairs, and is also dog-friendly, making it a welcoming spot for all visitors. Additional amenities include free off-street parking and wheelchair accessibility.

The business operates as a café and takeaway kiosk, currently trading from 8.30am to 5pm, 7 days a week. The premises is licensed to sell alcohol.

The café specializes in British cuisine, serving a variety of dishes suitable for breakfast, lunch, and brunch. Menu highlights include traditional English breakfasts, bacon/sausage baps, jacket potatoes and a selection of seasonal dishes. The Pizza menu is very popular and available all day to eat in or take away. For those with a sweet tooth, the café offers an array of desserts such as scones with clotted cream, ice cream sundaes, and apple tart. Beverage options range from barista brewed specialist coffee and teas, to refreshing iced coffee and a selection of beers and wines.

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The main cafe is also supported by strong ice cream and coffee sales from the ice cream kiosk. Takeaways are also popular with the lease stating The Riverside Cafe has protected exclusivity for trading on council owned land at and adjoining Steamer Quay.

The business also benefits from many local events throughout the season including the Dart 10K (open swim), Wild Dart swim, the Raft Race, various charity events at Longmarsh, rowing and paddle boarding events and vintage car rallies in the adjacent car park. The Steamer Quay caravan park is only 30m away and also provides a constant stream of customers throughout the year. The site has recently undergone a significant refurbishment with the Caravan and Motorhome Club investing over £1.2 million into upgrading the park – which generates a very health spin off for the Riverside Café.

The business is run by the owner operator, together with a complement of full time and part time/casual staff, numbers depending on the time of season.

Under new ownership, the Riverside café has changed beyond recognition, both physically and in terms of business performance. The business continues to grow with a projected turnover for May 2025 of circa £700,000 ex VAT, showing a very strong Net Profit. Further P&L figures will be provided to bona fide interested parties following a formal viewing through Bettesworths.

Viewings to be arranged through Sole Selling Agents, Bettesworths. For further information please contact Matt Bettesworth on 01803 212021 or matt@bettesworths.co.uk.

RATEABLE VALUE

2023 List: £13,500. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

SERVICES

The property is connected to mains gas, electricity and water. There is fixed heating. Toilets are via the public conveniences situated less than 30 meters away.

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

EPC RATING E

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Family Business
3 Generations
Since 1943



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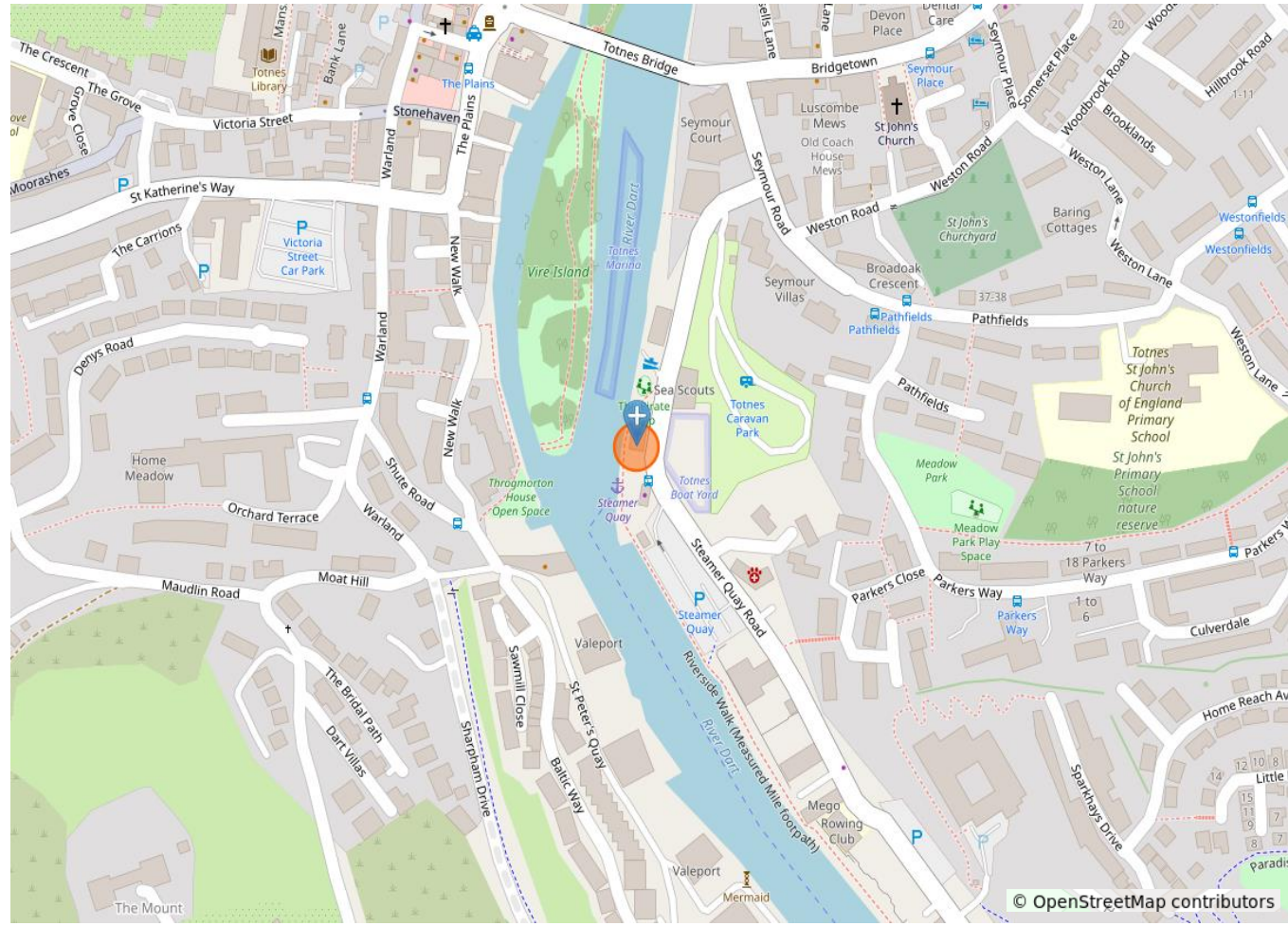
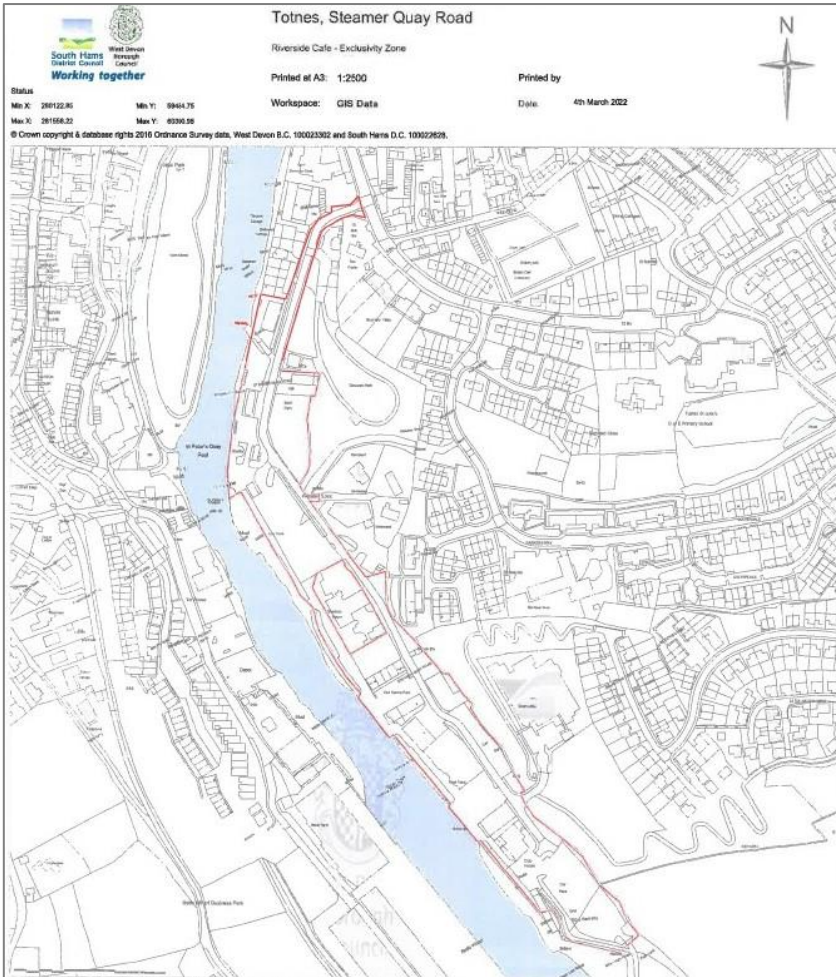


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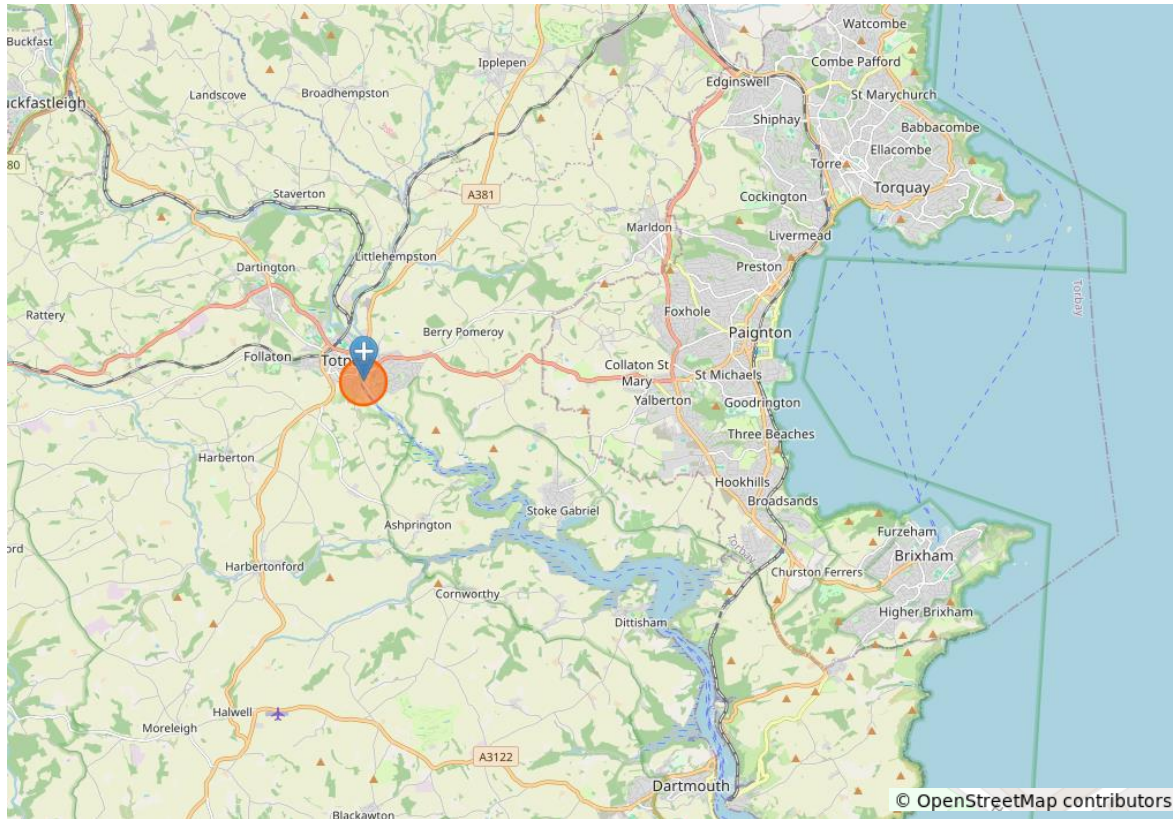
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