

The Kiosk

Ref No: 5235

Babbage Road, Totnes, Devon, TQ9 5JA



Catering Kiosk on Totnes Industrial Estate

First Time to the Market in Over 25 Years

Established Regular Customer Base

Consistent Turnover with Strong Profits

Fantastic Owner/Operator Opportunity

£32,500 Leasehold

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LOCATION

Totnes Industrial Estate is located off the A385 close to Totnes town and the train station. The Estate is home to over 24 businesses including plant & machinery businesses, manufacturing, showrooms & workshops, mechanical and car sales, thus providing the kiosk with a large number of onsite staff and trades people visiting the Estate as customers.

DESCRIPTION

The Kiosk is located at the entrance to Estate and is the only catering establishment in the vicinity. The Kiosk, which has been operating under the same ownership for over 24 years, offers a range of homemade and freshly prepared hot & cold food to suit all appetites; full breakfast, breakfast sandwiches, hot & cold sandwiches and jacket potatoes with various fillings, salad boxes, burgers and a range of hot daily specials. Customers order at the counter. However, many will also call and preorder food ready for collection. The Kiosk trades Monday – Friday 7am to 2.30pm and Saturday mornings 7.30am-10.30am. This is a fantastic opportunity to take over an established business with a loyal and regular customer base.

The premises consists of:-

The single storey building fronts on to Babbage Road. Double glazed doors leading into the customer waiting area with stools.

SERVICE COUNTER

Menu boards above and below, countertop 4 shelf pie warmer, large countertop fridge and jacket potato oven.

COMMERCIAL KITCHEN

Commercial extraction, electric griddle hot plate, domestic gas cooker, double deep fat fryer and chip scuttle. Majestic bean to cup coffee machine, Panini machine, microwave, toaster, large upright drinks fridge and under counter fridge.

WASH UP AREA

Double sink unit with drainer, chest freezer and large upright fridge. Wall mounted gas boiler and storage area.

STAFF CLOAKROOM

OUTSIDE SEATING AREA

Table & chairs for 4.

GENERAL INFORMATION

TENURE

The premises is available via an internal and shopfront repairing and insuring lease with circa 14 years left to run. The rent is £7,384 per annum.

THE BUSINESS

The Kiosk is operated by a Husband & Wife team. We have accounts showing a consistent turnover for the past 5 years of between £55,000 and £60,000 per annum with strong net profits due to the low overhead costs.

Further accounting information will be available to bona fide applicants after a formal viewing.

BUSINESS RATES

2023 List: £1,475.

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

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 AWAITED

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

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