

Park Snacks Kiosk

Ref No: 2509

Rear of 37 Hyde Road, Paignton, Devon, TQ4 5BP



Catering Kiosk Located in Victoria Park Overlooking Play Area

Modern Purpose Built Unit Operating Throughout the Year

Outside Seating Area for Approximately 20

Turnover for Year Ending March 2017 £25,676 with Strong Net Profits

Superb Opportunity

£19,950 Leasehold

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LOCATION

Centrally located within Paignton, Victoria Park is approximately 11 acres in extent and is a wooded pleasure and recreation ground. The park is situated between Hyde Road and Torquay Road with access to central areas and the sea front. Park Snacks Kiosk overlooks the popular child's play area and is adjacent to the skate park, tennis and football courts.

DESCRIPTION

Park Snacks Kiosk is a modern purpose built structure. This well-equipped unit trades daily from 1st April through to 30th September reducing to weekends only from 1st October to 31st March. The current owner choses to close for January and February. Park Snacks offers a range of hot meals including burgers, chips, hot dogs and jacket potatoes. There is also a full range of snacks such as pasties, pies, sausage rolls, toasties, ice cream and confectionery alongside a choice of hot and cold drinks. This unrivalled business has a hygiene rating of 5 and is currently exempt from rates under the Small Business Rates Relief Scheme. The current owner has a Council license for seating

The accommodation comprises:-

A permanent structure with side entrance from Hyde Road. The unit has a double glazed serving hatch with electric roller shutter and external blind. the unit is well equipped with a range of equipment including double deep fat fryer, Lincat chip scuttle, Lincat contact grill, 2 microwaves, external extraction system, 2 undercounter freezers, 2 large upright drinks fridges, Bravilor bonamat coffee machine, large ice cream chest freezer and slush machine. The business also has a whip and go ice cream machine by Carpigiani. The kiosk has stainless steel work surfaces, double sink uni with drainer and separate wash hand basin with electric water heater, electronic cash regisiter, wipe down wall cladding and wall mounted storage cupboards.

GENERAL INFORMATION

RATEABLE VALUE

2017 List: £1,775. We have been informed that the Kiosk qualifies for 100% Small Business Rate Relief. For further information, we would advise you to contact the Local Billing Authority, Torbay Council. Tel 01803 207207.

BUSINESS

Park Snacks is operated by the owner with the help of seasonal staff during the height of the season. The turnover for year ending March 2017 was £25,676 with an abridged net profit of approximately £15,000. Further accounting information will be made available to bona fide applicants following a formal viewing.

TENURE

The land and building are owned by a private landlord. We have been informed that a new 6 year Lease will be available, subject to satisfactory references, at a starting rent of £3,000 per annum, rising to £3,600. The License to trade and for the outside seating area is provided by Torbay Council. This is non assignable and the council will be required to approve any new tenant prior to issuing a new license. The fee is £625 per annum. The Landlord will also consider including one of the adjoining parking spaces for the term of the lease.

SERVICES

The site is connected to mains electricity and water. The unit has an automatic pump for drainage into the main sewer.

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 EXEMPT



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