

St Marychurch Bakery

Ref No: 2634

48 Fore Street, Torquay, Devon, TQ1 4LX



Well Established & Profitable Bakery

Long Standing Customer Base

Desirable Location within Large Residential Area

On the Market for only the Second Time in 20 Years

Benefits from Self-Contained Accommodation

£59,950 Leasehold

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St Marychurch Bakery

48 Fore Street, Torquay, Devon, TQ1 4LX

LOCATION

St Marychurch Bakery is located in the busy and well regarded St Marychurch district of Torquay, a popular residential area of the town situated less than half a mile from the sea and less than a mile from Torquay town centre. St Marychurch is recognised as one of Torquay's most desirable locations, with a fine mix of privately owned shops, an attractive pedestrianised precinct, several high street banks and tourist attractions including the Model Village, the Cliff Railway, Babbacombe Downs and Bygones Victorian Museum.

DESCRIPTION

St Marychurch Bakery is located approximately half way up the precinct within terraced premises. We understand a bakery has been trading from this location for over 50 years, with this being only the second time the business has come to the market in approximately 20. With this pedigree the bakery has built up a long standing customer base and profitable business. The current owners now work on a part-time basis with the assistance of front of house staff and the opening hours are from 8:30am till 5pm Monday – Friday, 8:30am till 4pm on Saturday. The Bakery stocks freshly baked bread, rolls and baps, day cakes, celebration cakes and savouries which are supplied by the locally based Halletts whole sale bakery. The owners bake in house a selection of biscuits, tray cakes and speciality cakes along with a selection of their own savoury items. The business comes with the benefit of a separate self-contained maisonette with rear court yard and parking for 3 cars. The business has been 'fine-tuned' by the current owners and now offers an easily run and profitable business which allows them plenty of free time.

The accommodation comprises

MAIN TRADE AREA

Glass frontage and side entrance leading into the trade area. Wood flooring, window display units, large drinks fridge, large chilled display cabinet and bespoke service counter with granite work tops. Wall mounted wicker display units, Casio Electronic cash register, Samsung microwave, counter top heated display cabinet and Jura Giga X7 Professional coffee machine with internal grinder. Step up to

PREPARATION/STORAGE ROOM

With Dowson multi gauge bread slicer (medium or thick slice), under counter fridge, Stainless steel sink with drainer, wash hand basin. Storage area for cakes & breads and racking unit for further storage. Step up to rear corridor with original Frigidaire walk-in refrigerator (currently used for storage).

STAFF CLOAKROOM

With WC and wash hand basin.

Exit to **REAR YARD** with **PARKING** for 3 cars, **GARAGE** and **BIN STORAGE AREA**

BAKING & PREPARATION KITCHEN

Wipe down wall cladding and tiled floor. Large wooden bench with stainless steel top, Lincat counter top electric 2 ring hob, large commercial Buffalo mixer, Beko upright fridge, 2 Blue Seal turbo fan ovens, 2 large chest freezers and Bluebird packaging machine. Stainless steel sink with drainer and wash hand basin.

Exit from rear corridor to

SELF CONTAINED OWNER'S ACCOMMODATION

With court yard and raised patio area. Double glazed entrance door leading into the **KITCHEN /DINER**, stairs up to the **FIRST FLOOR LOUNGE** with front aspect and large double bay windows,

Entrance door leading into the **KITCHEN /DINER**, stairs up to the **FIRST FLOOR LOUNGE** with front aspect and large double bay windows, **DOUBLE BEDROOM** with rear aspect, **SEPARATE WC** with wash hand basin, **SHOWER ROOM** with corner shower &, wash hand basin, **SINGLE BEDROOM** with rear aspect

GENERAL INFORMATION

RATEABLE VALUE

£5,300. Please note this is not rates payable. Small Business Rates Relief may apply. For further information, we advise you contact the local billing authority, Torbay Council, Tel. 01803 201201. Council Tax A.

BUSINESS

We have been informed the turnover for year-end April 2017 was £130,039 with strong net profits. Further accounting information will be made available to Bona Fide applicants following a formal viewing.

TENURE

The premises are held on a Fully Repairing and Insuring lease with a term of 9 years from April 2012. We have been informed the Landlords will grant a new lease to the ingoing tenant, subject to satisfactory checks, at a rent of £10,800 per annum inclusive of the residential accommodation.

STOCK

Will be in addition, at valuation, on the day of completion.

INVENTORY

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

SERVICES

The premises are connected to mains electricity and water supply. The flat also has a separate gas supply.

EPC RATING E

www.bettesworths.co.uk

29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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