

# PerryLicious

Ref No: 2802

2 Bank Street, Teignmouth, Devon, TQ14 8AL



## Attractive & Prominent Daytime Eatery

Situated in the Centre of the Popular Coastal Resort of Teignmouth

Smartly Decorated L Shaped Trade Area and Alfresco Seating

Renowned for Gluten Free & Vegan Choices

Would Ideally Suit a Couple or Chef Patron

£30,000 Leasehold



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## LOCATION

Teignmouth has all the traditional attractions of a coastal holiday destination including the promenade, Victorian Pier with rides and amusements together with shops, cafes and restaurants. Teignmouth has a thriving local community which swells considerably during the summer months with tourists and visitors to the town boosting trade.

Teignmouth is well connected via the Shaldon Bridge to Shaldon on the South side of the River Teign and on to Torbay some 9 miles away. The market town of Newton Abbot is 6 miles to the West as is the A38 trunk road to Exeter. This in turn links to the M5 motorway which connects the South West to the rest of the country.

## DESCRIPTION

PerryLicious is a generously sized ground floor daytime eatery in the main pedestrianised street in central Teignmouth. The premises have a large picture window to the front of the building. The main trade area provides seating for 22 at wooden tables and high-backed chairs. The premises have commercial wood effect flooring through-out and a feature wall displaying a large photograph of Dartmoor. The eatery benefits from a secondary trade area providing seating for a further 10 at leather sofas and bucket seats with coffee tables. A specialism is homemade and occasion cakes. The eatery also offers a wide variety of gluten free and vegan choices.

The premises comprises:-

### MAIN TRADE AREA

Service counter with roll topped work surface, storage areas under and solid wood wall mounted display unit. La Mazocco coffee machine and separate grinder, pro blend touch 95, under counter fridge and under counter freezer. Ice cream display fridge and double door under counter drinks fridge. Stainless steel wash hand basin, electronic cash register. Wall mounted blackboard menus. Leading through to

### SECONDARY TRADE AREA

Combined with the large Teignmouth photograph, the room presents an attractive second seating area for customers.

### CATERING KITCHEN

Good size with a range of catering equipment including, 2 under counter fridges, 2 under counter freezers, Magimix, 2 microwaves, Buffalo panini machine, 1 large and 1 small contact griddle, under counter oven and domestic extraction. Wash up area with commercial dish washer, stainless steel sink and drainer.

### INTERNAL HALLWAY

With large upright freezer for Gluten Free products, under counter fridge and chest freezer.

### LADIES & GENTS CLOAKROOM

WC and wash hand basin. Exit to rear lane and **BIN STORAGE**.

### UNDERSTAIR STORAGE AREA

Upright fridge and chest freezer. Stairs leading up to

### DRY STORE/FOOD PREPARATION AREA

Stainless steel wash hand basin, sink with drainer. Apollo electric oven, cake mixer, large and small chest freezers and racking for dry stores.

### OUTSIDE

With pavement license providing Al Fresco seating.

## GENERAL INFORMATION

### RATEABLE VALUE

£12,750. This is not rates payable. For more information we advise you contact the local authority, Teignmouth Council on 01626 361101.

### BUSINESS

Trading mostly daytimes PerryLicious opens Tuesday to Saturday, 8:30 to 4:30pm, Sunday 8:30 fill 4pm. The business is run by the owner with the assistance of 2 members of permanent staff, 1 working full time, 1 working part time plus 2 weekend members of staff. Whilst the current business is shown to be a success, there is scope to increase turnover with increased trading hours to include evenings.

### TENURE

The premises are held on a 7 Year lease from 2017 at a rent of £14,500 per annum. The tenant has internal and shop front repairing obligations plus a fair percentage of maintenance costs of the building as a whole.

### LEGAL FEES

The ingoing tenant will be required to contribute towards the outgoing tenant's legal costs.

### INVENTORY

To include furnishings and equipment as per an inventory but to exclude owners personal effects.

### STOCK

Wet and Dry stock in trade will be taken over by the purchaser at valuation on the day of completion.

### SERVICES

The premises are connected to all mains drainage, water and electricity.

### EPC RATING D

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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