

Cafe No 10

Ref No: 2852

10 Torquay Road, Paignton, Devon, TQ3 3AB



An Easy to Run Café with Low Overheads

Smartly Decorated and Well Equipped

Ideal Opportunity for Someone with Little Catering Knowledge

Town Centre Location with Good Local Support

Trading Favourable Hours

Offers in Excess of £20,000 Leasehold

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Cafe No 10

10 Torquay Road, Paignton, Devon, TQ3 3AB

LOCATION

Café No.10 is situated in a central location on Torquay Road, the main road connecting Paignton and Torquay. The Café is located in a parade of shops including the Post Office, Tesco Express, fishmongers, hairdressers and retail outlets. Paignton is a flourishing seaside resort with a resident population in excess of 50,000. Paignton is famed for its long sandy beaches and the town has developed a lively fun centre and very popular tourist resort.

DESCRIPTION

Recently refurbished, Café No 10 is a London themed café with iconic London landmark wall paper and themed artefacts. The menu ranges from all day breakfasts to jacket potatoes, sandwiches and baguettes and more substantial main meals including a range of fresh fish, burgers and meat plates. The meals are freshly prepared using locally sourced ingredients where possible. Café No.10 has a strong local following which is boosted during the holiday season by tourists visiting the area.

The accommodation comprises:-

Double glazed shop front with side entrance leading directly into

MAIN TRADE AREA

There is seating for 20 at smart red leatherette high backed chairs and Formica tables. The café has an attractive pitched roof with Union Jack ceiling fan, oak effect Altro commercial non-slip flooring and wall mounted uplighters. There is also a pavement licence allowing 'Al Fresco' seating for 2. Steps up to

COMMERCIAL KITCHEN

With commercial non-slip flooring, a selection of storage shelves and tiled splash backs. Service hatch with Fracino coffee machine and separate grinder. Double deep fat fryer, Lincat contact grill, Lincat electric oven, Parry 2 ring electric hob and commercial extraction system. A selection of under counter fridges and freezers, 2 microwaves, commercial toaster, Tower commercial blender. Asber glass washer and stainless steel sink unit with Redring electric water heater. Stairs down to

FREEZER ROOM

Large storage area with 2 upright fridge freezers, 1 upright freezer and 1 chest freezer. Racking for dry stores.

LADIES & GENTS CLOAKROOM

With WC, wash hand basin with electric water heater.

GENERAL INFORMATION

RATEABLE VALUE

2017 List £6,100. This business qualifies for 100% Business rates relief. For information, we advise you to contact the Local Authority, Torbay Council, Tel. 01803 201201.

BUSINESS

The cafe trades Monday-Saturday, 9am till 3pm. The café is run by the owner with the assistance of 2 part time members of staff. The turnover for year ending April 2017 was £56,899 with a strong net profit. The sale of this business provides an ideal opportunity for someone with little or no catering knowledge who wishes to venture into running their own business.

TENURE

The premises are held on a contributory lease with a term of 6 years from April 2014 at a rent of £6,000 per annum. The tenant is responsible for the shop front and internal upkeep of the premises and a percentage of the buildings insurance.

SERVICES

Connected to all mains services except gas.

INVENTORY

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

EPC RATING D



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