

Lytehouse Restaurant

Ref No: 2884

39 Fore Street, Brixham, Devon, TQ5 8AA



Beautifully Refurbished Bar/Restaurant with Owners Accommodation

Highly Visible Premises Located on the Main Pedestrianised High Street

Main Trade Area Spaciously Seating 25, Al Fresco Seating for 8

Modern Well Equipped Commercial Kitchen

Viewing Highly Recommended To Fully Appreciate the Premises

£50,000 Leasehold

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LOCATION

The three coastal resorts of Torquay, Paignton and Brixham together form the Borough of Torbay with an indigenous population of over 120,000 and popularly known as The English Riviera. Brixham, at the south of Torbay, is a holiday resort in its own right and also an important fishing port with a colourful and busy harbour. During the holiday season Brixham enjoys a significant influx of tourists.

DESCRIPTION

The Lytehouse Restaurant, in its current guise, has been trading since 2015 and is known for its high end modern British cuisine. The current owner's completely refurbished the premises and the restaurant is now modern and stylish in an Urban Industrial style with quality fixtures and fittings. The atmosphere is truly one of opulence and decadence although warm, comforting and inviting. The Lytehouse has been awarded a Certificate of Excellence by TripAdvisor with many highly complimentary reviews from satisfied customers. The business comes with the benefit of spacious self-contained owners' accommodation. For further information please visit www.lytehousebrixham.co.uk

The accommodation comprises:-

Steps up to a recessed main entrance leading directly into:-

RESTAURANT

With commercial white wash wood flooring throughout with modern wall mounted electric heaters. Bay windows provide seating for 4 at poser tables and metal bar stools. The restaurant spaciously seats 24 at vintage shabby chic style tables and high backed cushioned chairs. The bespoke bar unit is high rise with wood effect bar top which mirrors the flooring with rustic wood planking below and metal bar stools. Behind the bar is the coffee machine, electric grinder, 3 under counter bottle fridges, stainless steel sink with mixer tap, glass washer and under counter storage cupboards and drawers. Mirrored back bar with shelving for spirits and liqueurs and wall mounted shelving unit displaying wines and cash draw. Rear feature wall decorated with rustic wood planking and hatch with heated pass. Passageway leading to;

LADIES CLOAKROOM

With wash hand basin and separate cubicle with WC.

GENTS WC

With wash hand basin, and separate cubicle with WC. Exit to rear bin storage area.

COMMERCIAL KITCHEN

Well equipped with a range of modern equipment including; 6 ring gas hob with oven under, double deep fat fryer, refrigerated unit with stainless steel worktop, turbo fan Blue Seal oven and central preparation area with refrigeration unit under and under counter freezer. Stainless steel splash back, wipe down wall cladding and commercial extraction system.

WASH UP AREA

Large stainless steel sink, aqua jet tap, push through commercial dishwasher, stainless steel wash hand basin. Stairs leading up to

OWNERS SELF CONTAINED ACCOMMODATION

FIRST FLOOR

DRY STORE AND FREEZER ROOM

Two upright fridges, one large fridge freezer, commercial ice machine. Doorway through to hallway. The residential accommodation has been completely refurbished.

BATHROOM

Stylish and modern bathroom suite with bath and shower over, WC, wash hand basin and heated towel rail.

DOUBLE BEDROOM

Stylish and modern bathroom suite with bath and shower over, WC, wash hand basin and heated towel rail.

KITCHEN

Selection of storage units, sink with drainer, domestic electric cooker with grill and oven. Service hatch to the dining room.

LOUNGE

With double aspect bay windows looking out over Fore Street.

DOUBLE BEDROOM

Double doors leading through to the dining area from the Lounge with bay window. Stairs leading up to the:-

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SECOND FLOOR

These rooms are unable to be used as bedrooms as they are more than 15m away from the Emergency Exit, however they could be used as Living Room and Dining Room. **ROOM 1** With view over the main street - currently used as a games room. **ROOM 2** With view over the main street - currently used as a Yoga room. **ROOM 3** With rear aspect. **BATHROOM** With rear aspect, laminate flooring, panelled bath with electric shower over, wash hand basin and WC. (N.B. There is no hot water to the wash hand basin in this bathroom)

GENERAL INFORMATION

RATEABLE VALUE

£16,500. Please note this is not rates payable. For more information we advise you contact the Local Authority, Torbay Borough Council.

BUSINESS

The Lytehouse is run by the owner occupiers with the assistance of 2 part time staff who are currently on zero hour contracts. The menu provides a choice of freshly prepared starters including red mullet, slow cooked pork cheek, leek and potato veloute and mackerel pate, with prices ranging from £6 - £7. Main courses include venison, cod fillet and seasonal turkey breast and prices range from between £14 - £18. The menu is updated with the seasons and the fresh ingredients available. The Lytehouse, which also has an extensive range of quality wines, trades mainly evenings, six evenings a week during the height of the season, reducing down to five and then to three over the shoulder months. The owners also choose to close for the month of January.

TENURE

A Fully Repairing and Insuring Lease for 20 years from 2015 at a rent of £14,500 plus VAT per annum.

SERVICES

We have been informed all main services are connected. Gas to commercial unit only.

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 and Bar Glassware will be taken over by purchaser at valuation on the day of completion.

EPC RATING D



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Owners' Accommodation



www.bettesworths.co.uk
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Devon
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