

# Serendipity

Ref No: 2944

The Terrace, Torquay, Devon, TQ1 1BN



## Stylish Licensed Café & Coffee Bar Currently Closed

Located in the Busy Pedestrianised Shopping Area of Fleet Walk Close to Torquay Harbourside

Two Well Presented Trade Areas Over 2 Floors Providing Seating for Circa 50

Bespoke Service Counter & Commercial Kitchen

Separate Prep Area & Washing Up Room

£10,000 Leasehold

Interested in this property?

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## LOCATION

Torquay is one of the three towns which form the English Riviera resort of Torbay. The population of Torquay is approximately 65,000 (Torbay in total around 135,000). The area is principally a tourist resort attracting a substantial number of visitors each year. Serendipity Café & Coffee Bar is situated in the pedestrianised shopping area of Fleet Walk which benefits from excellent footfall and is just yards away from Torquay Harbour.

## DESCRIPTION

Currently closed, the lock up unit is beautifully presented and fitted to a high standard with potential for 50 covers over two floors. The premises are ideally located to cater to both the lunch & evening time trade.

The accommodation comprises:-

A distinctive and highly visible frontage with arch top windows and glazed doors leading to:

### MAIN TRADE AREA

Fitted to a high standard with tiled flooring throughout. Spacious seating for 18 at high backed wooden chairs and wooden tables plus two leather buckets seats and coffee table. Modern Welsh Dresser, large wall mounted mirror, 2 modern glass and stainless steel chandeliers and ceiling mounted spot lights.

### BESPOKE SERVERY

Red granite work surfaces with white wipe down cladding beneath, storage shelves for cutlery and glasses, stainless steel sink with half sink and drainer, Class EQ glass washer, Astoria coffee machine and separate grinder, 2 door bottle fridge, Polar counter top chilled display unit, under counter fridge and electronic cash register.

### LADIES CLOAKROOM

Fully tiled with WC and wash hand basin.

### FIRST FLOOR

With seating for 6 at high backed wooden chairs and wooden tables plus 2 large leather sofas and 4 leather bucket chairs in red and wooden coffee tables. Spotlights to the ceiling plus 2 modern stainless steel chandeliers and large picture window to the front overlooking Fleet Walk.

### COMMERCIAL KITCHEN

Service Hatch with granite work top, commercial non slip flooring, window to the rear, stainless steel sink with drainer and preparation table. 6 ring gas range with oven under, stainless steel splash back and extraction system over. Polar 2 door fridge unit with granite work surface over. Steps leading to:-

### GENTS CLOAKROOMS

Fully tiled with WC and wash hand basin.

## SECOND FLOOR

### PREP KITCHEN

Commercial non slip flooring and wipe down cladding to the walls. Blue Seal turbo oven, commercial mixer, Fagor 3 door under counter fridge with granite work surface, stainless steel sink with drainer, 2 Electrolux commercial freezers and Gram upright freezer.

### EXIT TO REAR ACCESS LANE

### WASH UP AREA

With Electrolux commercial dishwasher, stainless steel sink with drainer and storage shelves for dry stores.

## GENERAL INFORMATION

### RATEABLE VALUE

£11,000. This business qualifies for 100% Business rates relief. For information on rates payable, we advise you to contact the Local Authority, Torbay Borough Council.

### TENURE

We have been informed the premises are held on a Fully Repairing and Insuring lease with a term of 15 years from September 2013 at a rent of £15,000 per annum.

### SERVICES

We have been informed all main services are connected to the premises.

### INVENTORY

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

### EPC RATING D

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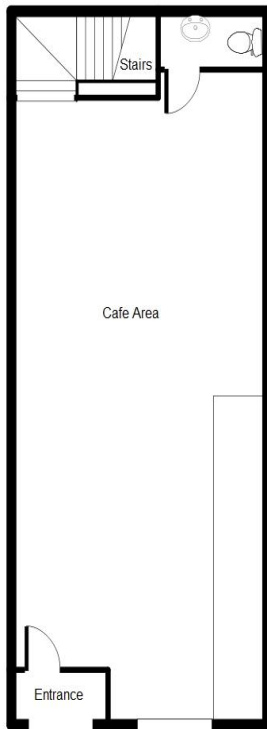
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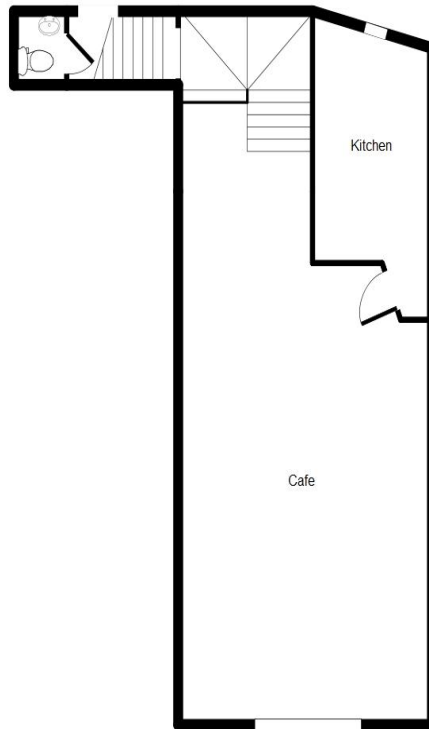


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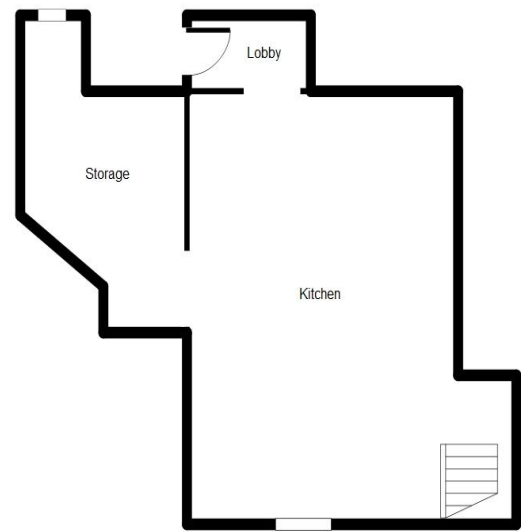
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Ground Floor



First Floor



Second Floor

Illustration for identification only - not to scale  
square footage shown is approximate  
Made with Visual Floor Planner  
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