

12 Victoria Parade

Ref No: 3412

Restaurant Premises, Torquay, Devon, TQ1 2BB



Valuable Licensed Freehold Catering Premises

Highly Desirable Waterfront Location

Requires Full Fit Out

Ground and First Floor Trade Areas

Of Interest to Investors & Owners Operators

£290,000 Freehold

Interested in this property?

T.01803 2120 21 bettesworths.co.uk



12 Victoria Parade

Restaurant Premises, Torquay, Devon, TQ1 2BB

LOCATION

Torquay is one of the three towns which form the English Riviera resort of Torbay. The population of Torquay is approximately 64,000 (Torbay in total around 131,000). The area is principally a tourist resort attracting a substantial number of visitors each year. 12 Victoria Parade overlooks Torquay's inner harbour which is situated between the town centre and Beacon Quay from the outer harbour and marina.

The inner harbour area has a vibrant feel and has benefitted from continued investment over the last decade, re-establishing this part of the town as the heart of Torquay and thus ensuring a constant flow of tourists and locals alike during the holiday season.

DESCRIPTION

The Restaurant benefits from having two trading floors providing covers for approximately 68. The 1st floor has stunning views across the harbour and bay. The property faces a South Westerly direction and therefore catches the afternoon and evening sun.

The premises comprises:-

Glass frontage with central entrance door through to the **MAIN TRADE AREA** with **BAR SERVERY** with granite work surfaces, suspended ceiling with spotlights and mirrored rear wall with shelving for glasses and spirits. Archway through to:-

RESTAURANT SEATING AREA

Fully carpeted throughout and with a ceiling mounted air conditioning and heating unit. Corridor leading to:-

PREPARATION ROOM/STORAGE ROOM

LADIES & DISABLED CLOAKROOM

Floor to ceiling tiles, commercial non-slip flooring, WC and wash hand basin.

GENTS CLOAKROOM

Floor to ceiling tiles, commercial non slip flooring, counter top wash hand basin and separate WC.

STORAGE CUPBOARD

Doorway giving access to:-

REAR COURTYARD

With air conditioning/heating condenser and 3 phase electric cut off.

UNDERSTAIR DRY STORE CUPBOARD

Flash cooler system.

Door way through to hallway with zoned Fire Alarm control panel and fire exit to the front of the building. Stairs leading up to:- **FIRST FLOOR**

SECONDARY TRADING AREA

Double bay frontage with views across the inner harbour and bay, ceiling mounted air conditioning unit, fully carpeted throughout. **BAR SERVERY AREA** with granite work surface.

GENTS CLOAKROOM

Floor to ceiling tiles, commercial non-slip flooring, WC and wash hand basin.

LADIES CLOAKROOM

Floor to ceiling tiles, commercial non-slip flooring, wash hand basin and separate WC. Leading through to:-

COMMERCIAL KITCHEN

With commercial non-slip flooring throughout.

STORAGE ACCOMMODATION/OFFICE

Accessed from the first floor, stairs leading up to:-

FREEZER ROOM/LAUNDRY ROOM

With dry store area.

STAFF WC & SHOWER.

Corridor leading through to:-

STAFF AND STORAGE ROOMS

Currently used as staff rooms and storage. Two rooms to the front with bay windows, one large room to the rear.

GENERAL INFORMATION

RATEABLE VALUE

£18,000. For information on rates payable, we advise you to contact the Local Authority, Torbay council on 01803 207207.

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk



12 Victoria Parade

Restaurant Premises, Torquay, Devon, TQ1 2BB

TENURE

Freehold.

SERVICES

We have been informed the property is connected to all mains services.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied.

EPC RATING E



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 2120 21 bettesworths.co.uk

