

Bay Spice Restaurant

Ref No: 3466

173 St. Marychurch Road, Torquay, Devon, TQ1 3HP



Licensed Catering Unit

Located in Highly Populated Area

Seating 40 with Commercial Kitchen

Operating as Tandoori Restaurant & Takeaway

Suitable for a Variety of Catering Uses

£26,500 Leasehold

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Bay Spice Restaurant

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LOCATION

St Marychurch Road is one of the main arterial links between Torquay Town Centre, Plainmoor and St Marychurch areas of Torquay. St Marychurch Road is a well-known and convenient local shopping location with quality national and independent retail outlets, offices and convenience stores. St Marychurch Road runs through densely populated residential areas providing a huge customer base for the next operator to benefit from.

DESCRIPTION

A ground floor licenced catering unit currently trading as Bay Spice Tandoori Restaurant. The premises provides seating for 40 at tables for 2, 4 and 6. Bay Spice has been trading for approximately 6 years however; the owner is looking to assign the lease. Bay Spice offers a large range of Tandoori and Nepalese dishes alongside vegetarian and English options 7 nights a week, 5pm through to 11pm. The premises are offered fully equipped and ready to trade making this a perfect turnkey operation.

The premises comprises:-

LARGE GLASS FRONTAGE

With recess side entrance and steps leading into:-

MAIN TRADE AREA

Spaciously seating 40 with dropped ceiling, ornate chandeliers, ceiling fans and wall mounted electric heaters. **BESPOKE BAR** with customer waiting area, 2 bar mounted beer fonts, mirrored back bar with display shelving and stainless steel sink with drainer.

COMMERCIAL KITCHEN

Tiled floor and PVC wipe clean wall cladding. Commercial extraction system, 9 ring commercial gas range with 2 separate ovens under and stainless steel splash back with 9 spice containers. Large hot cupboard, Panasonic commercial microwave and counter top griddle. Traditional Tandoori cooker, Unique Tandoori Grill for making traditional bread. Under counter fridge, further microwave and 2 large stainless steel fridges, counter top deep fat fryer. Stainless steel wash hand basin, 2 double sink unit with drainer and Bosch dishwasher. Exit to rear yard.

From the restaurant corridor leading to:-

UNDERSTAIR STORAGE AREA

With python system.

LADIES & DISABLED CLOAKROOM

With WC, pedestal wash hand basin, electric hand dryer and wall mounted electric heater.

GENTS CLOAKROOM

With WC, wash hand basin and wall mounted electric fan heater.

DRY STORE AREA

With 2 large chest freezers, stainless steel racking, under counter fridge and domestic fridge/freezer. Exit to:-

REAR YARD (SHARED WITH THE FLAT ABOVE)

Bin storage and access to Fortune Lane.

GENERAL INFORMATION

RATEABLE VALUE

£8,800. Please note this is not rates payable. Some businesses may be eligible for Small Business Rates Relief. For further information we advise you contact the Local Billing Authority, Torbay Council.

TENURE

The premises are available via assignment of a 15 year lease from February 2013 at a current rent of £8,975 per annum. The tenant has internal and insuring obligations.

SERVICES

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

STOCK

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

INVENTORY

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

EPC AWAITED

www.bettesworths.co.uk

29/30 Fleet Street
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