



Wizz Kidz Play Centre

Unit 3 Northfields Industrial Estate, Brixham, Devon, TQ5 8UA



Wizz Kidz Play Centre

Unit 3 Northfields Industrial Estate, Brixham, Devon, TQ5 8UA

Children's Play Centre with On-Site Cafe
Seating for 60+ & 2 Connectable Party Rooms Both Seating 16
Large Catchment Area & Ample Free Parking
New Fully Repairing & Insuring Lease, Rent £33,750 + VAT Per Annum
Genuine Retirement Sale

LOCATION

The three coastal resorts of Torquay, Paignton and Brixham together form the Borough of Torbay with an indigenous population of over 136,000 and popularly known as The English Riviera.

Brixham, at the south of Torbay, is an important fishing port with a colourful and busy harbour and a long and interesting history, principally as a major port and also as the landing place of William of Orange. Wizz Kidz Indoor Play Centre is located on Northfields Industrial Estate and has the benefit of ample free parking.

DESCRIPTION

The industrial unit is 5,500 square feet with a visible frontage. Wizz Kidz is a well-equipped children's soft play area for the ages of 6 months to 12 years, including a well equipped café and seating.

The opening hours are 10am till 2.30pm Monday to Friday and 10am till 3pm on Saturday and Sunday. Wizz Kids is also available for private hire for 20 children.

For further details please visit their Facebook page - <https://www.facebook.com/profile.php?id=100063706803847>

Ref No: 4645

£45,000 Leasehold

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk





Wizz Kidz Play Centre

Unit 3 Northfields Industrial Estate, Brixham, Devon, TQ5 8UA

The premises comprises:-

GATED ENTRANCE AREA

Leading to carpeted entrance way with:-

CUSTOMER SERVICE & PAYMENT COUNTER

Leading through to the:-

MAIN PLAY AREA

Wood effect Altro flooring throughout, seating for 60 at laminate tables and upright chairs and large leather sofas. The play areas are divided into 2 sections; the under 3 play area then leading through to the larger over 3's play area. The equipment includes rock climbing walls, slides, ball pits, tunnels, obstacle courses and a mini football pitch. All play areas have thick padded floors for safety. The premises also have 2 party rooms, both with seating for 16. There is a removable partition between the two rooms which opens up to create one large party area if required. Alarmed fire exit to the rear car park.

FOOD PREPARATION AND SERVICE COUNTER

Well-equipped kitchen including a range of equipment:- Corden Bleu chest freezer, Classic hot potato oven, Lincat single deep fat fryer, Lincat double Panini machine, Beco electric oven and 2 commercial microwaves. Large upright fridge and large upright freezer, stainless steel wash hand basin, double sink unit with drainer, commercial dishwasher, hot water boiler, Burco Expobar coffee machine and separate grinder. **SERVICE COUNTER** with Sharp electronic cash register and chiller display cabinet. Customers also have access to a large upright drinks fridge.

OFFICE

With CCTV monitor.

GENTS CLOAKROOM

With WC, wash hand basin and electric hand drier.

LADIES CLOAKROOM

With WC, wash hand basin and electric hand drier.

SEPARATE BABY CHANGING AREA

With change mat, wash hand basin and electric hand drier.

DISABLED TOILET

With WC, wash hand basin, electric hand drier and pull cord alarm.

LOFT SPACE

With commercial boiler, hot water tank and storage space.

GENERAL INFORMATION

RATEABLE VALUE

2023 List: £28,250. Please note, this is not Rates Payable. For further information, we advise you contact the local authority, Torbay Council on 01803 207207.

BUSINESS

Wizz Kidz is a popular children's soft play centre which has a strong local customer base; however, the centre also attracts customers from the wider area.

The centre is well maintained, spacious and well equipped and provides customers with a range of hot & cold food alongside cakes & confectionery, panini's, baguettes, baps, sandwiches, jacket potatoes, children's meals and a variety of coffees, specialty teas and various cold drinks.

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk





Wizz Kidz Play Centre

Unit 3 Northfields Industrial Estate, Brixham, Devon, TQ5 8UA

The unit has a ceiling mounted flume system which provides heat in the winter and air circulation during the warmer months. Both the front and back exits are fully alarmed which sounds whenever the doors are opened. The premises is also covered by a fire alarm system.

The business is run by the Manager with the assistance of 1 full time and 3 part time staff.

Accounting information will be made available to Bona Fide applicants following a formal viewing.

TENURE

We have been informed the Landlords will grant a new Full Repairing & Insuring lease with a term of 6 years, subject to satisfactory checks. The rent will be £33,750 + VAT per annum.

SERVICES

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

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

EPC RATING C

Interested in this property?

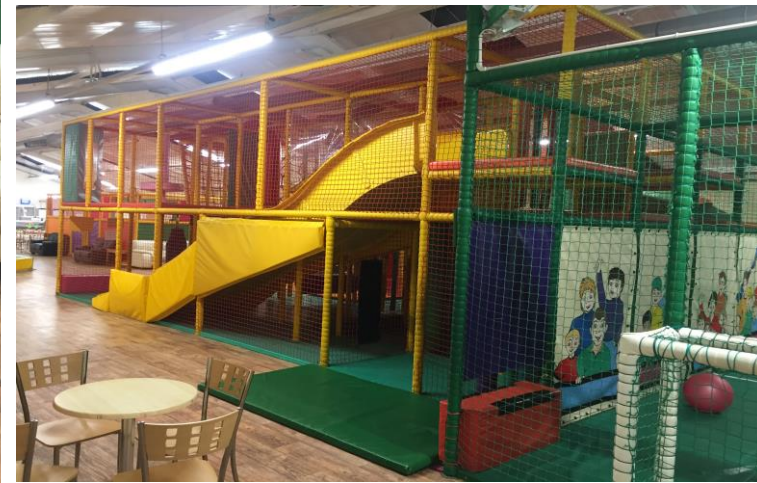
T.01803 21 20 21 bettesworths.co.uk





Wizz Kidz Play Centre

Unit 3 Northfields Industrial Estate, Brixham, Devon, TQ5 8UA



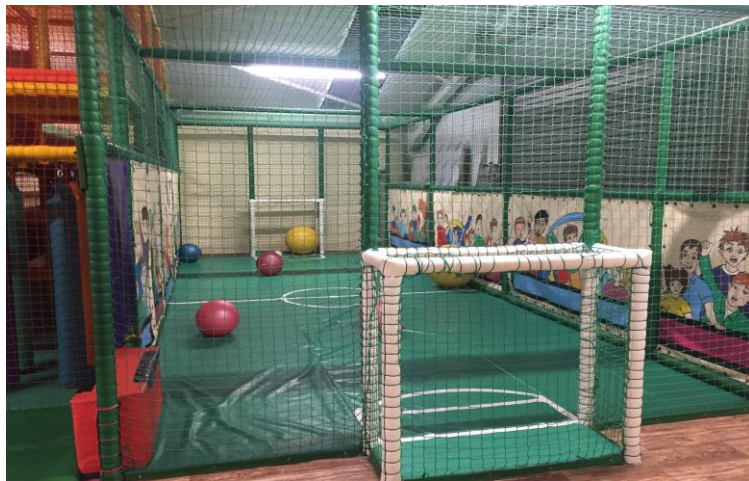
Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





Wizz Kidz Play Centre

Unit 3 Northfields Industrial Estate, Brixham, Devon, TQ5 8UA



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





Wizz Kidz Play Centre

Unit 3 Northfields Industrial Estate, Brixham, Devon, TQ5 8UA



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





Wizz Kidz Play Centre

Unit 3 Northfields Industrial Estate, Brixham, Devon, TQ5 8UA



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 21 20 21 bettesworths.co.uk

