

# Harbour Diner

15 The Quay, Brixham, Devon, TQ5 8AW





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**Licenced Takeaway & Restaurant Overlooking Historic Brixham Harbour  
Offering a Range of Breakfasts, Burgers, Sharing Plates & Desserts  
Fabulous Harbourside Seating for 30, Internal Seating for 28  
Commercial Kitchen, Turnkey Operation  
Huge Potential to Expand Current Trade**

## 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. Harbour Diner is a lock-up unit situated on the first and second floors of 15 The Quay and overlooks Brixham harbour and port. The takeaway & restaurant is part of a terrace of properties on The Quay, which fronts the main harbour where the local fishing boats unload their catches. This is the centre for the tourist trade in Brixham with a number of shops, cafes, restaurants and pubs.

## DESCRIPTION

Harbour Diner has built up a strong takeaway & delivery trade with the restaurant and outside seating area providing a further income during the holiday seasons. Due to other business commitments of the owner, staff have managed the business, however we feel that 'hands on' owner operators would be able to push the business and the turnover to a much higher level. The restaurant benefits from smart décor with the flooring and table & chairs being replaced over the past 2 years and fully fitted bar. The covered outside seating area provides customers with a harbourside experience close to the water.

Ref No: 4035

£15,000 Leasehold

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The premises comprises:-

## **GROUND FLOOR ENTRANCE**

With stairs leading up to the first floor.

## **COMMERCIAL KITCHEN**

Non-slip flooring and wipe clean wall cladding. Extraction fan, contact grill, 6 ring gas range with oven, 2 countertop deep fat fryers, 2 Polar refrigeration units with stainless steel work tops. Stainless steel prep table with heated gantry and EPOS order system. Large upright commercial fridge, 2 under counter freezers and 2 microwaves. Commercial dishwasher, large sink with drainer and stainless steel wash hand basin.

## **GENTS CLOAKROOM**

With locked dry store area. Wash hand basin and separate cubicle with WC.

## **LADIES CLOAKROOM**

With wash hand basin and separate cubicle with WC. Stairs leading up to the second floor.

## **RESTAURANT SEATING AREA**

With views across the harbour. Bespoke bar unit with Sanremo coffee machine & grinder, 2 bar mounted fonts, back bar with shelving. Stainless steel sink and drainer and 2 undercounter fridges. **Service Desk** with EPOS till system. Seating for 28.

## **OUTSIDE SEATING AREA**

Overlooking the Harbourside, covered seating for 30.

## **GENERAL INFORMATION**

### **THE BUSINESS**

We have been informed the turnover for year end 2023 was over £140,000 off May to September trading months only. The split between takeaway & restaurant trade is approximately 50%. Staffing issues have meant the restaurant has had to close on a number of occasions as the owner was unable to cover due to other business commitments. The restaurant offers a great opportunity for the next operator to make his or her own mark on the business which benefits from this busy harbourside location.

### **RATEABLE VALUE**

2023 List: £5,500. Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council. Tel. 01803 201201.

### **TENURE**

The restaurant is available via an assignment of a 9 year lease from February 2017 at a rent of £11,000 per annum. The tenant has repairing and insuring obligations. We have been informed the Landlord will offer an extension to the current lease to the incoming tenant subject to satisfactory checks.

### **SERVICES**

The premises is centrally heated and connected to all main services.

### **INVENTORY**

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

### **STOCK**

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

### **EPC AWAITED**

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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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