



13A The Quay

Brixham, Devon, TQ5 8AW



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**Restaurant with Views Across Historic Brixham Harbour
First Floor Trade Area Seating 40+, Commercial Kitchen
Owners' 3 Bed Self Contained Accommodation
Fantastic Opportunity for an Owner/Operator
New Lease at Rent of £16,000 PA, Incentives Available**

LOCATION

Brixham has established itself as a popular & increasingly prestigious resort town – highly regarded by visitors and residents alike. The town benefits from a colourful and busy harbour with the country's most valuable fishing port alongside a 500 berth Marina, and a promenade around the harbour linking the town centre and the breakwater. The town enjoys a variety of independent and multiple retailers and highly reputable cafes, restaurants and pubs. Brixham together with Torquay and Paignton form the Borough of Torbay with an indigenous population of over 120,000 and popularly known as The English Riviera.

DESCRIPTION

Vacant, fully equipped Restaurant premises occupying the first floor with spacious 3 bed owners' accommodation located on the second & third floors providing fabulous views of Brixham harbour and port. The commercial kitchen is fitted with a range of equipment and the trade area comes with a fitted bar and tables & chairs providing seating circa 40. The restaurant could be ready to trade in only a short amount of time. And with the benefit of spacious owners' accommodation makes this an opportunity not to be missed. The Landlord has indicated he may consider a change of use of the premises, subject to planning consents.

Ref No: 5042

£15,000 Leasehold

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The premises comprises:-

Entrance from The Quay with stairs to the **FIRST FLOOR**

MAIN TRADE AREA

43' 0" x 18' 9" (13.1m x 5.72m)

With feature stone fireplace, beamed ceiling with nautical pendant lighting and bay window providing views across the harbour. Tables & chairs seating 40+, bespoke Bar with storage and wall mounted shelving.

LADIES & GENTS CLOAKROOMS

COMMERCIAL KITCHEN

27' 7" x 21' 0" (8.40m x 6.39m)

Commercial extraction, 6 burner gas cooker and oven, free standing twin deep fat fryer, Rational Senses Combi Oven, 3 commercial microwaves, Salamander grill, stainless steel prep tables, walk in fridge, upright fridges & freezers, Blue Seal commercial mixer and heated pass. Wash up area - commercial glasswasher, commercial dishwasher, stainless steel sink and drainer. Wall mounted combi boiler.

STOREROOM

OWNERS' ACCOMMODATION

Stairs to:-

SECOND FLOOR

With access to:-

ROOF TERRACE

To the rear.

KITCHEN

8' 6" x 11' 8" (2.58m x 3.56m)

Fitted wall and base mounted units, sink and drainer, free standing gas cooker & oven with extraction over. Plumbing for washing machine. Window with rear aspect.

BEDROOM 1

12' 3" x 9' 8" (3.73m x 2.95m)

LOUNGE

18' 8" x 19' 7" (5.70m x 5.98m)

Bay window with window seat overlooking the harbour and beyond, feature stone fireplace, beamed ceiling. Stairs to:-

THIRD FLOOR

BATHROOM

16' 9" x 6' 6" (5.10m x 1.99m)

Full bathroom suite with separate shower cubicle.

BEDROOM 2

13' 4" x 11' 7" (4.06m x 3.52m)

Window with rear aspect.

MASTER BEDROOM

18' 10" x 16' 8" (5.75m x 5.08m)

Built-in storage cupboards and wardrobes. Bay window overlooking the harbour and beyond.

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GENERAL INFORMATION

TENURE

Leasehold – new internal repairing and insuring lease with the term to be negotiated. Rent £16,000 per annum with a % (TBC) towards the building insurance, upward only rent reviews every 3rd year. Ingoing tenant to pay Landlords reasonable incurred lease setup fees.

SERVICES

Mains electricity, 3 phase electricity, gas and water are all connected to the premises.

RATEABLE VALUE

2023 List: £10,250. Please note this is not Rates Payable. 100% Small Business Rate Relief will be available for eligible parties. Interested parties are to make their own enquiries with the Local Billing Authority, Torbay Council.

COUNCIL TAX BAND B

INVENTORY

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

EPC AWAITED

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.



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