

Bakery Premises

Ref No: 5058

36 Middle Street, Brixham, Devon, TQ5 8ER



Fully Equipped Bakery in Popular Location

Modern Fit Out with Quality Fixtures & Fittings

Covered Outside Seating to Front

Turnkey Operation, Ready to Trade

Affordable Rent at £6,000 Per Annum

£20,000 Leasehold

Interested in this property?

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DESCRIPTION

Brixham has established itself as a popular and 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.

Middle Street is Brixham's "Indie Street" with creative independent shops and cafes stretching from the harbour area to the town's bus station. The town's pay & display car park is opposite.

36 Middle Street is currently trading as The Curious Bakery; however the business is not being offered for sale. The sale is of the trade inventory only, therefore the next owner will be required to change the business name.

The premises comprises:-

RETAIL AREA - 38.5m²

To include

SERVICE AREA

Bespoke service counter with stainless steel worktop, display counter and shelving, large drinks fridge.

BAKING AREA

With a range of quality commercial equipment including:- Unox oven (circa 2 years old), Rack Master RM 2020, Adexa mixer, Buffalo mixer, 2 large commercial fridges, 2 chest freezers, 3 under counter fridges and freezer, large sink unit with aquajet tap and dishwasher. Selection of baking tins & trays, cooling racks and utensils. 2 group La Spaziale Coffee Machine.

STAFF CLOAKROOM

OUTSIDE

Cover seating area with bar stools for 5.

GENERAL INFORMATION

TENURE

The premises is available via assignment of the current lease with a term of 12 years from November 2017. The rent is £6,000 per annum. The lease has internal and shop front repairing obligations plus a fair percentage of the insurance for the building.

SERVICES

The premises is connected to mains water, drainage and 3 phase electricity.

RATEABLE VALUE

2023 List: £7,600.

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.

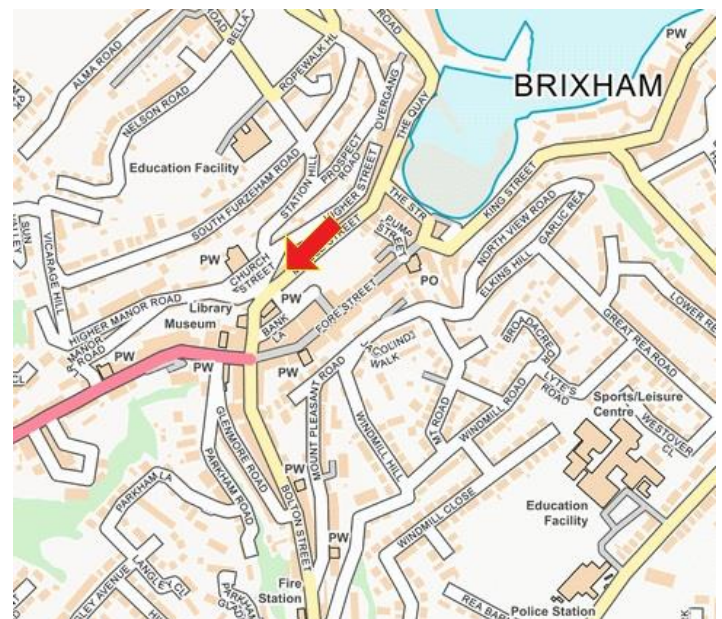
INVENTORY

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

EPC RATING C

VIEWING

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



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