

The Pasty Vault

Ref No: 5180

64 Fore Street, Brixham, Devon, TQ5 8EF



Profitable Takeaway in Prime Location

Perfect Owner/Operator Opportunity

Year Round or Seasonal Trading to Suit

Offered to the Market at an Attractive Premium

New 6 Year Lease at a Rent of £10,000 PA

£12,000 Leasehold

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The Pasty Vault

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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 & national retailers and highly reputable cafes, restaurants and pubs. Brixham, which together with Torquay and Paignton form the Borough of Torbay, hosts the world renowned Pirate Festival attracting 10's of thousands of visitors to the town.

DESCRIPTION

The lock up unit is located at the lower end of Fore Street, Brixham's main retail area, and only a short walk from the vibrant Harbour. The unit is available fully equipped to offer freshly baked pasties, savouries and filled baguettes alongside a range of hot & cold drinks. This profitable turnkey business is the perfect opportunity for an owner/operate and is being offered to the market at a competitive premium.

Pasty Vault is so named due to the original vault from when the premises was a Bank being located to the rear of the unit!

The unit comprises:-

Ground floor lock with electric roller shutter and steps up to:-

SERVICE COUNTER

Lincat countertop 3 shelf heated display cabinet.

PREP AREA

Westomatic Primo hot drinks dispenser, Blue Seal 4 shelf Turbofan oven, 4 shelf fan oven, 2 cooling racks, commercial double sink with drainer and Ariston electric water heater.

THE VAULT/STORE ROOM

Two chest freezers.

STAFF CLOAKROOM

GENERAL INFORMATION

THE BUSINESS

The Pastry Vault was set up last year and fitted with brand new trade equipment. This profitable business traded 9.30am-4pm 7 days a week, closing at Christmas. The business is reopening for the 2025 season on 1st April.

Pasty Vault is only being offered to the market as the owners are not able to operate the takeaway themselves due to other business commitments.

TENURE

New 6 year lease with internal & shop front repairing obligations plus percentage of the building's insurance. Rent review and tenant break clause at the 3rd anniversary. The Landlord will require a 3 month rent deposit and references for the proposed tenant.

SERVICES

3 Phase electrics, mains water & drainage.

RATEABLE VALUE

2023 List: £5,100.

Please note this is not Rates Payable. 100% Small Business Rates 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 AWAITED

VIEWING

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

www.bettesworths.co.uk
29/30 Fleet Street
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