



Coffee Couture

Queen Street, Newton Abbot, Devon, TQ12 2EW



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**Successful Licenced Coffee Shop/Cocktails and Tapas Bar
Prominent Corner Location, Strong Customer Base & Substantial Passing Trade
Stylish & Modern Décor Seating 44+ & External Seating for 20
Offering Full Range of High-Quality Coffee, Teas, Cakes & Light Bites
New Lease at a Rent of £23,000 PA Further Terms to be Agreed**

LOCATION

Coffee Couture is situated in the heart of Newton Abbot, a vibrant market town in Devon. The town benefits from a thriving community who provide the coffee shop with a strong customer base. Coffee Couture is ideally located within easy walking distance of Newton Abbot Railway Station and the town with its range of independent and national retailers.

DESCRIPTION

Coffee Couture offers a stylish and modern environment for customers to enjoy high quality artisan coffee, teas, wine & beer, and a selection of fresh cakes and pastries.

The décor reflects an urban industrial style providing spacious seating for circa 44+ internal and 20 externally to the front and side of the unit via a pavement licence. The large bar/servery is well equipped with quality catering equipment. There is also separate prep area.

Ref No: 4097

£39,500 Leasehold

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The premises comprises:-

Highly visible corner location with large picture windows.

Entrance leading into:-

MAIN TRADE AREA

Wood effect flooring, wood planking & wood chip boards to the walls, selection of wood & metal tables & chairs, bench and high stool seating at the windows. Feature artificial grass wall. Free standing chiller display unit.

BAR/SERVERY

Solid wood work tops with corrugated panelling below. Countertop display, beer font, touch screen cash register and under counter storage. Back bar with tiled splash back, sink with drainer, wall mounted display crates and menu boards. La Spaiziale 2 group coffee machine & electric grinder, ice machine, 2 x 2 door undercounter fridges, blender & milkshake machine.

PREP AREA

Non-slip flooring, tile & wipe clean wall cladding. Commercial dishwasher, Samsung microwave, Polar freezer, Polar fridge, Polar 4 drawer undercounter fridge, 2 door stainless steel fridge with prep area. Caterlite countertop 2 ring electric hob, countertop Turbofan oven, under counter hot cupboard.

STORAGE

Off main trade area. Wall mounted shelving.

Corridor leading to:-

LADIES & GENTS CLOAKROOM

FREEZER ROOM

Two large chest freezers. Wall mounted shelving.

EXIT TO REAR CAR PARK

Parking for 2 cars. Bin Storage.

GENERAL INFORMATION

THE BUSINESS

Coffee Couture is an established business currently trading Sunday to Thursday 8.30am-5pm, Friday and Saturday until 11pm. The Coffee Shop frequently opens in the evening for private functions.

The owner & Landlord operates a wholesale company which provides the business with coffee products, beans, grounded coffee products and hot chocolate. The owner has offered to continue supplying these products to the next operator at very competitive prices. It will also be a term of the new lease that the name of the business remains the same.

Further financial details and trading figures are available to qualified buyers following a formal viewing arranged through Bettesworths.

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TENURE

A new fully repairing and insuring lease at a rent of £23,000 PA is on offer, further terms to be negotiated. There is an annual service charge of £3,000 PA.

RATEABLE VALUE

2023 List: £21,500. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Teignbridge District Council.

SERVICES

The premises is connected to mains water, electricity and drainage. The property as a whole is fitted with an L2 Fire Alarm System.

EPC AWAITED

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

VIEWING

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



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