

# Bakers Park Kiosk

Ref No: 4860

Bakers Park, Totnes Road, Newton Abbot, Devon, TQ12 1YP



## Modern Catering Kiosk Located in Popular Park

Benefitting From Being The Sole Catering Unit

Providing Hot & Cold Drinks and Snacks

Pretty Decked Area Seating Circa 16

Great Owner/Operator Opportunity

£35,000 Leasehold

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## LOCATION

Bakers Park is situated on the outskirts of Newton Abbot on the A381, Totnes Road, and is within walking distance of the town. This large open park hosts a range of recreational activities and ball games. The park is home to several football pitches as well as four free tennis courts. The Park also includes a children's play area and is ideal for dog walking and joggers. Bakers Park benefits from 3 hours free parking.

The Kiosk at Bakers Park is situated within in a modern single story building. The easily operated kiosk is well equipped to provide users of the park with a range of hot and cold drinks and snacks. There is potential to expand the menu and offer hot snacks. The Kiosk trades all year round, 7 days a week during school holidays and the summer, reducing to Wednesday-Sunday during the winter.

## DESCRIPTION

Sign written kiosk with service hatch and electric roller shutter. Staff entrance leading to store room.

The premises comprises:-

### PREPARATION AREA

Rocket 2 group coffee machine, 2 coffee grinders, large upright drinks fridge, countertop cake display. Floor mounted storage cupboards, roll top and stainless steel work surfaces, sink with drainer.

### DECKED AREA

To the front of the kiosk overlooking the park providing seating from circa 16.

## GENERAL INFORMATION

### THE BUSINESS

The kiosk has been successfully trading since April 2022. We have been informed the turnover is circa £67,500 with strong net profits. Due to other business commitments the kiosk is operated by 1 member of staff during the winter months and 1 full time and 1 part time members of staff during the school holidays and summer months. However, the business is perfect for an owner/operator therefore reducing staff costs.

### TENURE

We have been informed the premises is held on a 10 year lease from April 2022 at a rent of £7,920 including water.

### SERVICES

The premises is connected to mains water and electricity.

### BUSINESS RATES

2023 List: £8,300.

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.

### 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 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 Agents, Bettesworths. Tel. 01803 212021.

### EPC AWAITED

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