



The Pharmacy Cafe

58 Queen Street, Newton Abbot, Devon, TQ12 2EW



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**Iconic Building Housing Popular Café
Busy Central Location Amongst a Variety of Traders
Ground Floor Seating for 36, First Floor Function Room
Commercial Kitchen & Outside Seating for 6
Operating Daytimes Only with Potential to Extend into Evenings**

DESCRIPTION

The Pharmacy Café is located within an iconic premises. The original pharmacy was opened in 1877 by John Biddings who dispensed 'pills, potions and posh perfumes' to the general public. The original decorative frontage remains along with the mosaic tiled floor, which was fitted by Italian craftsmen, and the Honduras mahogany cabinets which housed the many pills and potions. The cafe, which trades from 9am – 4pm (3pm for food orders) Monday-Saturday, offers a range of freshly prepared breakfasts and lighter bites, sandwiches, panini's, salads, soups and jacket potatoes alongside homemade scones, cream teas and cakes all prepared in the well equipped commercial kitchen.

LOCATION

The Pharmacy Café is located on Queen Street, a thriving area of Newton Abbot offering a variety of occupiers including independent retailers, restaurants & takeaways, health & beauty and offices. Queen Street is close to the Town Centre and Newton Abbot Railway Station and connects the pedestrianised Courtenay Street with The Avenue. The street has the benefit of metered on street parking and the large 'pay and display' Cricket Field carpark is within a short walking distance.

Ref No: 4898

£25,000 Leasehold

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The premises comprises:-

GROUND FLOOR

CAFE

34' 5" x 17' 4" (10.50m x 5.28m)

Window display, seating for 36 at wooden tables and chairs with cushioned seats.

Waitress Station with coffee machine & grinder, countertop hot water boiler, 3 x under counter drink fridges and EPOS till system.

COMMERCIAL KITCHEN

13' 11" x 13' 9" (4.24m x 4.18m)

With non-slip flooring throughout and wipe clean splash backs. Stainless steel work surfaces, large griddle, 6 ring gas range with oven under, Salamander grill, 2 large commercial fridges and freezer, microwaves and extractor system. Commercial dishwasher, stainless steel sink and drainer. Selection of crockery, cutlery and cooking utensils.

Hallway with stairs to:-

FIRST FLOOR

FUNCTION ROOM

23' 0" x 18' 10" (7.02m x 5.73m)

Sizable room with tables & chairs. Potential to provide extra café capacity, and/or private functions and parties.

LADIES & GENTS CLOAKROOMS

With storage cupboard.

STAFF ROOM/STORAGE ROOM

14' 1" x 9' 9" (4.29m x 2.97m)

GENERAL INFORMATION

BUSINESS

The café is operated by 2 hands on owners with the assistance of 6 part time staff. For year end 2024 the café turned over circa £150,000 on daytime trade only. Further accounting information will be provided following a formal viewing arranged through Bettesworths.

TENURE

The rent is £19,500 per annum. We have been informed the Landlord will grant a new lease to the ingoing tenant subject to satisfactory references and rent deposit. The tenant is responsible for the internal repair and decoration of the premises and is re-charged for the external repairs and decorations by the Landlords.

SERVICES

We understand that mains water, drainage and electricity are connected to the premises.

RATEABLE VALUE

2023 List: £15,000. Please note this is not Rates Payable. 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.

EPC AWAITED

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