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CUPCAKE Cafe

SCRUMPTIOUS CREAM TEAS

1 Large Homemade Scone, with Jam and Clotted Cream and a Pot of Tea for One or a House Coffee

£5.50

£10.00

Traditional BREAKFAST
£7.95

VEGGIE BREAKFAST
£15.00

VEGAN BIG BREAKFAST

CHILDRENS BREAKFAST

Cup Cake Cafe

14 Torbay Road, Paignton, Devon, TQ4 6AF



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**Super Café Business Perfect for Owner/Operator
Located on Paignton's Busy Torbay Road
Internal Seating for 30, Covered External Seating for 8
Popular with Locals & Huge Seasonal Boost
Turnover in Excess of £100,000**

LOCATION

Situated on Torbay Road, which connects Paignton town centre to the seafront, the cafe enjoys the best of both Paignton's busy retail centre and the more tourist focussed area of town. Torbay Road is an excellent year round trading location, particularly during the very busy summer months. The area attracts high volumes of tourists from nearby hotels and family attractions, and is popular with locals throughout the year. Torbay Road offers an exciting and vibrant range of products and services, varying from fashion, food & drink and gifts.

DESCRIPTION

Cup Cake Café has an excellent reputation and a strong locally following throughout the year. The menu offers breakfasts, both hot & cold, light lunches consisting of sandwiches, toasties, jacket potatoes and salads plus more traditional lunch options including sausage & mash, cottage pie and curry. The café is well known for its range of homemade cakes, puddings and scones and the current owners offer celebration cakes made to order. Teas, fresh coffees, hot chocolates, smoothies, frappes and cold drinks are also available.

Ref No: 3648

£30,000 Leasehold

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The premises comprises:-

LARGE GLASS FRONTAGE

With Bi-folding doors to the centre leading into the main trade area. The café is part carpeted to the front with original wooden floorboards to the rear. There are 30 covers internally with the café benefiting from covered outside seating providing a further 8 covers.

BESPOKE SERVICE COUNTER

With wood effect roll top work surfaces and wood panelling below. Polar refrigerated countertop display unit, glass cake display unit and cash register. Two under counter drinks fridges, Iberital L'anna coffee machine, electric grinder, Problend mixer, toaster and wash hand basin. Three under counter fridges and under counter storage area. Wall mounted menus. To the rear with steps up to:-

CATERING KITCHEN

Domestic extraction system, 4 ring inset electric hob, Hotpoint dual oven, 4 microwaves, commercial toaster, under counter freezer and commercial dishwasher. Assorted baking and cooking utensils, sink unit with drainer and wash hand basin. From the main trade area stairs lead down to:-

LADIES & GENTS CLOAKROOMS

FREEZER & DRY STORE ROOM

With under counter fridge, 3 large upright fridge freezers, under counter freezer and chest freezer.

CELLAR

GENERAL INFORMATION

RATEABLE VALUE

2023 List: £8,100. Please note this is not Rates Payable. 100% Small Business Rate Relief will be available for eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council. Tel. 01803 207207.

TENURE

We have been informed the Landlord will grant a new lease to the in-going tenant. The tenant will have repairing and insuring obligations with further terms to be negotiated. The annual rent will be £12,250 payable quarterly in advance.

THE BUSINESS

Cup Cake Café has been successfully trading for over 13 years. The turnover for year ending 31st March 2023 was over £100,000. The two owner/operators are assisted by 7 part time staff during the summer, reducing to 4 during the winter months.

SERVICES

The premises is connected to mains electricity, water and drainage. The premises is fitted with a burglar alarm and L2 Zoned fire alarm.

STOCK

Wet and Dry stock in trade will be taken over by the purchaser at valuation on the day of completion.

INVENTORY

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

EPC AWAITED

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