

THE LOCAL
EST. 2021

Cafe & Bar

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71 Torbay Road, Paignton, Devon, TQ4 6AJ



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**Recently Refurbished Licenced Café/Bistro/Bar
Fabulous Location on Paignton's Torbay Road
Internal Seating for 58, Bar Servery & Commercial Kitchen
Beer Garden Seating 15 & Covered Seating to Front for 12
Self-Contained One Bedroom Flat (Currently Let) & Garage**

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

The Local Café & Bar was recently refurbished to a high standard with modern interior and feature walls. The trade area provides seating for 58 internally, 15 in the Beer Garden to the rear and a further 12 at the covered seating area to the front of the premises.

The Café/Bar trades from 10am-10pm Tuesday to Sunday offering customers, hot & cold beverages and locally sourced cuisine prepared by the owner/operators. The menu offers a range of breakfasts, snacks & light bites, Tapas, fresh fish plus the classic favourites such as steaks, burgers and pasta. The premise benefits from a full premises licence allowing customers to enjoy an alcoholic beverage with their meal or to relax and enjoy a drink on its own. The commercial kitchen is well-equipped, there is a separate wash up room and garage.

Ref No: 4624

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The premises comprises:-

Pavement frontage with large glass picture windows. Central entrance and cover external seating area for 12.

MAIN TRADE AREA

To the right of the entrance is a relaxed seating area with leather sofas & coffee table, to the left a raised display area utilised by music bands for events evenings. Alternatively, the area could be used for further customer seating. Leading through to customer seating at an assortment of tables & chairs and bespoke bar & servery. Step up to the large rear trade area with feature walls of clocks and greenery & foliage plus ceiling mounted air conditioning unit. This area is used for larger bands & events. Access to the Beer Garden, cloakrooms and commercial kitchen.

BESPOKE BAR & SERVERY

Spanning the right hand side of the trade area with solid wood work top and wooden beams below. Bar mounted beer & cider fonts, 3 pod Draught Master System and under counter Python System. Large display cabinets; 1 ambient, 3 chilled, 2 under counter drinks fridges and 2 under counter fridges. Back bar with wipe clean wall cladding, display shelving, stainless steel work tops with inset wash hand basin, cupboards and shelving beneath. Commercial glass washer, 2 milkshake blenders, 2 electric coffee grinders, Expobar 3 group coffee machine.

COMMERCIAL KITCHEN

Wipe clean wall cladding and non-slip flooring. Commercial extraction, Blaze 2 burner chargrill, deep fat fryer, 6 ring gas range with oven under and 2 Samsung commercial microwaves.

Stainless steel prep tables, heated pass, pizza & sandwich prep counter with fridge under, under counter fridge, upright fridge and upright freezer. Inset sink unit with roll top work surfaces and storage cupboards under. Wash hand basin. Access to rear lane.

WASH UP ROOM

Commercial push through dishwasher, industrial sink unit with drainer, wall mounted boiler and gas meter. Access to rear lane.

FIRST FLOOR

Ladies & Gents cloakrooms.

OUTSIDE

BEER GARDEN

Sloping access to rear yard with decking and large commercial parasol providing seating for 15. Covered seating to the front for 12.

REAR LANE

Bin store.

GARAGE

With roller door and electricity.

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SELF-CONTAINED FLAT

Private entrance from the rear access lane and internal access from the café. Presented in very good condition with gas central heating and double glazing:-

Galley kitchen, larder cupboard and access to private patio area. Office/box room. Hallway & stairs down to cloakroom and large bedroom with shower ensuite.

The accommodation is currently let on an AST with a rent of £800 pm inclusive of utilities and council tax.

GENERAL INFORMATION

THE BUSINESS

The Local Café & Bar has been built from scratch by the owner/operators and in the last 3 years has become an established and successful business in its own right. The Café trades all year round with the owners being assisted by one full time member of staff plus seasonal staff when required during the busy summer months. The café holds event evenings with live music and dancing and is available for private hire.

The turnover for year end March 2023 was circa £124,000 with impressive net profits. The rental income for the flat is not included in the turnover of the café.

Accounting information will be available to Bona Fide applicants following a formal viewing arrange through Bettsworths.

The building is covered by a zoned fire alarm system and fitted with gas central heating and double glazing.

TENURE

The premises is available by either an assignment of the current lease which expires in 2024 or via a new lease with terms to be negotiation. The lease has fully repairing and insuring obligations with a rent of £18,500 per annum.

RATEABLE VALUE

2023 List: £15,500. Please note this is not Rates Payable. 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.

STOCK

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

EPC AWAITED

VIEWING

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

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