

Restaurant Premises

South Quay, The Harbour, Paignton, Devon, TQ4 6DT





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Stunning Harbourside Restaurant/Bar - Turnkey Operation Ready for the 2025 Season
Spacious and Stylish Unit having been Totally Refurbished in 2021
Valuable Trade Inventory with Brand New Professional Catering Equipment
48 Covers Situated Over 2 Trading Levels with Outside Seating Overlooking the Harbour
Rare Opportunity to Secure a Fully Equipped, 'Ready to Go' Waterfront Unit

LOCATION

Paignton Harbour nestles on the western shores of Torbay, situated mid-way between Torquay and Brixham harbours. The harbour has an authentic 'fishing haven' feel and has recently been significantly improved with various commercial businesses becoming established or having been refurbished.

Known for its long sandy beaches, Paignton is a colourful, traditional resort, popular for its holiday atmosphere and lively seafront and harbour areas. Paignton shares Torbay with Brixham and Torquay, making up the English Riviera. Nearby Dartmouth and Totnes are located in neighbouring South Hams, and are only a short trip away from Paignton, as is the beautiful Dartmoor National Park. The Crab & Hammer is located right on the quayside overlooking the harbour, enjoying a 'triple A' location.

DESCRIPTION

A substantial two storey lock up premises fronting the quayside, with outside seating overlooking the harbour. The property was completely refurbished in 2021 with no expense spared and is fully equipped with a quality trade inventory including professional catering equipment. The character restaurant spans the ground floor area, providing a total of 48 covers with the galley style commercial kitchen situated to the rear of the trading space. On first floor are ladies & gents cloakrooms together with various storage rooms and an office.

Ref No: 4861

Fixtures & Fittings - £25,000

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The accommodation briefly comprises:-

GROUND FLOOR

Full height glazed, bi-fold aluminium doors leading to:-

MAIN OPEN PLAN BAR/RESTAURANT

Situated over two floor levels, with focal timber topped bar servery to right hand side. Main staircase to side with **DISABLED WC**. A stylish trading space with exposed stone walls, painted rafters, rough cut wood panelling and nautical styled lighting, creating a welcoming space. 48 covers in total over the two levels with seating at upholstered timber chairs and bench seating with timber topped tables.

COMMERCIAL KITCHEN

Situated to the rear of the trading area, designed in a galley style, which is part opened to the restaurant. Fully equipped with a professional range of catering equipment including Rational combi oven, various refrigeration, commercial dishwasher station etc.

Rear staircase leading to:-

FIRST FLOOR

Smartly decorated and continued in the same theme as the ground floor, with cloakrooms.

GENTS

WC, two urinals, wash hand basin.

LADIES

Two WC's, wash hand basin and baby changing facilities.

STAFF CHANGING ROOM/BOILER ROOM

BOTTLE/SPIRIT STORE

OFFICE

With views over the harbour.

OUTSIDE

The Crab & Hammer benefits from an annual pavement licence from Torbay Council, allowing 16 covers on the edge of the harbourside.

GENERAL INFORMATION

THE BUSINESS

Previously operating as The Crab & Hammer, the property was completely refurbished in 2021 and had several successful seasons following the Covid lockdown. The business closed at the end of the 2024 summer season.

The property is now available fully equipped and on a new lease. This creates a fantastic opportunity for an experienced operator to take the helm of this previously well-established business, benefitting from its idyllic position on Paignton harbourside and the huge catchment area of Torbay and South Devon.

An early viewing is recommended of this turn-key business and can be arranged through the Sole Selling Agents, Bettsworths.

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TENURE

The premises is available on a new 10 or 15 year, Fully Repairing and Insuring Lease at a rent of £25,000 per annum.

RATEABLE VALUE

2023 List: £10,000.

Please note this is not Rates Payable. 100% Small Business Rates Relief will be available for eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

INVENTORY

The full trade inventory is available to purchase at a price of £25,000.

EPC RATING B

VIEWING

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



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