



71 Torbay Road

Paignton, Devon, TQ4 6AJ



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Licenced Café/Bistro/Bar Available with Vacant Possession
Fabulous Location on Paignton's Torbay Road
Internal Seating for Circa 50, Bar Servery & Commercial Kitchen
Beer Garden and Covered Seating to Front
Fully Equipped and Suitable for a Range of Catering Styles

LOCATION

Situated on Torbay Road, which connects Paignton town centre to the seafront, the premises 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 premises, which benefits from a full premises licence, is furnished to a high standard with modern interior and feature walls. The trade area provides seating for circa 50 internally, with a Beer Garden to the rear and a further covered seating area to the front of the premises. The commercial kitchen is well-equipped and there is a separate wash up room. Front and back remote control shutter have been recently installed.

Ref No: 5102

£17,000 Leasehold

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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 / seating area. 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. Access to the Beer Garden, cloakrooms and commercial kitchen.

BESPOKE BAR & SERVERY

Spanning the right hand side of the trade area with solid wood worktop and wooden beams below. Three under counter drinks fridges and under counter freezer. Back bar with wipe clean wall cladding, display shelving, stainless steel work tops with inset wash hand basin, cupboards & shelving beneath and commercial glass washer.

COMMERCIAL KITCHEN

Wipe clean wall cladding and non-slip flooring. Commercial extraction, 6 ring gas range with oven under and microwave. Stainless steel prep tables, sandwich prep counter with fridge under, 2 door commercial fridge, 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.

REAR LANE

Bin store.

FIRST FLOOR

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, cloakroom and shower.

GENERAL INFORMATION

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.

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TENURE

The premises is available a new fully repairing & insuring at a rent of £18,500 per annum. Further terms of be negotiated.

SERVICES

The premises is connected to all mains services and is fitted with a zoned fire alarm system, gas central heating and double glazing.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied but excluding the owners personal effects.

None of the services or equipment have not been tested by the Agents.

EPC AWAITED

VIEWING

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

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