

# The Old Java Coffee House

No 2

The Old Java  
Coffee House

CAKES  
LITE BITES  
GLUTEN FREE  
FAIRTRADE  
PANINI  
SANDWICHES  
GIFT VOUCHERS  
GIFT SETS

The Old Java  
Coffee House

A  
SHALDON BAKERY  
Teacake  
and a  
Tea/Filter Coffee  
£3.75

## The Old Java Coffee House

2 Den Road, Teignmouth, Devon, TQ14 8AJ



# The Old Java Coffee House

2 Den Road, Teignmouth, Devon, TQ14 8AJ

**Established Cafe Located in the Sought After Town of Teignmouth  
Offering a Variety of Coffee Beans & Strength to Drink in or Purchase  
Straightforward Menu with a Selection of Hot & Cold Beverages  
Social Opening Hours with Potential to Extend  
Subtle Interior Décor with Seating for 40, Outside Seating for 4**

## LOCATION

Teignmouth is well connected via the Shaldon Bridge to Shaldon on the South side of the river Teign and on to Torbay some 9 miles away. The market town of Newton Abbot is 6 miles to the South West as is the A38 trunk road to Exeter. This in turn links to the M5 motorway which connects the South West to the rest of the country. Teignmouth has all the traditional attractions of a coastal holiday destination including the promenade, Victorian pier with rides and amusements together with shops, cafes and restaurants. Teignmouth has a thriving local community which swells considerably during the summer months with tourists and visitors to the town therefore boosting trade.

## DESCRIPTION

The Old Java Coffee House has been established for over 10 years and has created a loyal customer base with the locals. With its location, the coffee house also benefits from a tourist boost throughout the year. The business trades 9.30am-4.30pm Monday to Saturday, 10am-4pm on Sunday providing the next owners with an opportunity to extend the trading hours should they chose to. The current owner/ operator is assisted by 1 full time member of staff, 3 part time & 2 weekend staff. The menu consists of delicious offerings to suit all requirements to include; panini's, sandwiches, jacket potatoes, light bites & soups. Alongside cakes and the traditional Devon Cream Tea. The Old Java Coffee House, as the name would suggest, specialises in gourmet coffee with a range of different beans and strengths available to drink in or purchase to enjoy at home. The beans are ground on site and available in 110g or 250g bags. Speciality teas are also available with hot and cold beverage choices.

Ref No: 4520

Offers in the Region of £70,000 Leasehold

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)







# The Old Java Coffee House

2 Den Road, Teignmouth, Devon, TQ14 8AJ

The premises comprises:-

Large glass frontage with side entrance leading to the seating area.

## MAIN TRADE AREA

Seating 40 at high back leather effect chairs and wood tables.

## SERVICE COUNTER

Displaying cakes and confectionary. Blackboard drinks menus, drop pendant lighting and touch screen till. Under counter storage, Sanremo coffee machine & electric grinder, 2 blenders, counter top hot water boiler, undercounter fridge & freezers and Santos coffee grinder specifically for retail coffee sales. Tiled splash back and wall mounted display shelving.

## FOOD PREPARATION AREA

Floor to ceiling tiles and non-slip flooring. Roll top work surface, floor and wall mounted storage cupboards and wash hand basin. Two wall mounted Panasonic microwaves, Buffalo double panini machine, toaster and under counter fridge. **Wash up Area** with commercial dishwasher (leased), stainless steel prep counter and shelving, sink with drainer.

## LARGE STORAGE CUPBOARD

Upright freezer, upright fridge freezer, dry store shelving and CCVT monitor.

## CLOAKROOM

## ACCESS TO REAR LANE

Bin Storage.

## GENERAL INFORMATION

### RATEABLE VALUE

2023 List: £9,700.

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

### TENURE

We have been informed the Landlord will consider granting a new lease to the ingoing tenant subject to satisfactory references, business plan and C.V. The leaseholder will also be responsible for ¼ of the general maintenance costs of the premises as a whole. The rent is £16,491 per annum.

### SERVICES

Mains water, drainage and electricity.

### 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 RATING E

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# The Old Java Coffee House

2 Den Road, Teignmouth, Devon, TQ14 8AJ



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)







# The Old Java Coffee House

2 Den Road, Teignmouth, Devon, TQ14 8AJ



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# The Old Java Coffee House

2 Den Road, Teignmouth, Devon, TQ14 8AJ



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)

