

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
778526

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Coffee House

Welcome to the OLD JAVA
the home of artisan coffee

Our house blend,
specially created with our roasters,
is unique to us.
Enjoy it in any coffee -
why not choose your own bean?

Why not choose your own bean?
We offer 12 varieties of coffee bean
including a truly delicious
Colombian Swiss water decaffeinated bean

Take the Old Java home with you
the beans can be bought here
(or you can have them delivered to you -
we'll do it for you - see our website)
The Old Java Coffee House
Our customers tell us -
"You do the best coffee in the area"

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The Old Java
Coffee House
Teacake
and a
Tea/Filter Coffee
£5.50

The Old Java Coffee House

2 Den Road, Teignmouth, Devon, TQ14 8AJ



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**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
Sociable 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 5 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.

Ref No: 4520

£65,000 Leasehold

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The premises comprises:-

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

MAIN TRADE AREA

Seating 40 at gastro style faux leather espresso dining chairs and cream high back chairs and wood effect tables.

SERVICE COUNTER

Displaying cakes and confectionary. Blackboard drinks menus, drop pendant lighting and Lightspeed K series integrated till system (subscription £60 PM). Under counter storage, Sanremo coffee machine & electric grinder, 2 blenders, countertop hot water boiler, 3 new undercounter fridges 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. Two commercial extraction fans have recently been fitted to this area.

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

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www.bettesworths.co.uk
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