

# ewings

FOOD & DRINK

ewings  
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01803 293335

## Ewings Cafe

1a Strand, , Torquay, Devon, TQ1 2AA



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**Licenced Café/Bistro Close to Town, Major Hotels & Marina  
Stylishly Decorated with Internal Seating for Circa 45  
Benefitting from Outside Seating for 6  
Well Equipped Commercial Kitchen  
Huge Potential to Expand on Current Trade**

## LOCATION

Ewings Cafe is in an excellent, highly visible trading position close to Torquay's busy Harbourside which is in the process of being newly developed including the opening of the Hamilton Hilton and Premier Inn Hotels which offer 250 guest bedrooms. The area benefits from many independent retailers, bars and restaurants and benefits from several pay & display car parks close by. As the development of the area continues the Harbour and surrounding area will become the 'Hub' of Torquay Town.

## DESCRIPTION

Ewings is a smart café/bistro with modern interior and well-equipped commercial kitchen. This long established business has built up a strong regular trade with locals supporting the café throughout the year and tourists who return to the café year after year. Ewings currently opens daytimes only by choice of the owners, offering traditional café fayre with the benefit of a premises licence. Due to the location, there is huge potential for evening trade and with the introduction of a website and social media presence the trade could be further boosted.

Ref No: 3853

**£65,000 Leasehold**

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The premises comprises:-

The premises benefits from a large picture window with awning and outside seating.

## RESTAURANT

Stylishly decorated with quality fixtures & fittings providing seating for circa 45. **DRINKS PREP AREA** with fresh coffee machine, separate grinder, under counter drinks fridge, shelving for crockery and cutlery & condiment station. **SERVICE COUNTER** with heated pass and counter top chiller display cabinet.

## KITCHEN

Non slip flooring, stainless steel splash back and commercial extraction. Four ring gas cooker with oven under, large griddle, twin deep fat fryer and 2 under counter fridges. EPOS till system.

Leading through to:-

## PREP KITCHEN & WASH UP AREA

Non slip flooring and wipe clean wall cladding. Two 2 door fridges with stainless steel work top and salad prep, 2 commercial microwaves, panini machine and 2 pot Bain Marie. Commercial dishwasher and large double sink unit.

To the rear stairs leading to:-

## LADIES & GENTS CLOAKROOMS

## STORE ROOM

Two chest freezers, upright fridge and dry storage.

## OUTSIDE SEATING

Pavement licence for three tables seating 6.

## RATEABLE VALUE

2023 List: £7,100.

Please note this is not Rates Payable. For information, we advise you to contact the Local Authority, Torbay Borough Council, 01803 207207.

## THE BUSINESS

The business is owner operated with the assistance of a part time Front of House and 3 further casual part time members of staff. Trading information will be provided to bona fide interested parties following a formal viewing arranged through the Sole Selling Agents Bettsworths. This is a wonderful opportunity to purchase a long-established business in a superb trading location.

## TENURE

The premises is held on a fully repairing and insuring lease at a current rent of £18,000 per annum with a term of 15 years from 2014.

## SERVICES

We have been informed that all main services are connected to the premises.

## INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owner's personal effects.

## STOCK

Wet and dry stock and bar glassware in trade will be taken over by the purchaser at valuation on the day of completion.

## EPC RATING D

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



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