



MEMORIES
BISTRO

ALL FOOD HOME MADE
ON THE PREMISES
SUPERB STEAKS
FINE WINES
BEERS & SPIRITS

FRESH BRUSHAM FISH
& SEAFOOD
OPEN
Friday & Saturday
Nights from 6.00
To Book
Tel. 01803 322224

MEMORIES
BISTRO

PRIORY ROAD

Restaurant/Bistro

68 Fore Street, St. Marychurch, Torquay, Devon, TQ1 4LX



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**Fantastic Opportunity to Acquire a Freehold Restaurant
Popular Location within St. Marychurch Precinct
Fully Equipped & Suitable for a Range of Catering Styles
Huge Potential to Increase Trading Times & Social Media Presence
Two Separate Trading Areas Totalling 44+ Covers**

LOCATION

Memories Bistro is located in the busy and well-regarded St. Marychurch district of Torquay. St Marychurch is a popular area of the town and is situated less than half a mile from the sea and less than a mile from Torquay town centre. The holiday district of Babbacombe is a 5 minute walk from St Marychurch and both areas swell during the summer months with the influx of tourists to The English Riviera. St Marychurch is recognised as one of Torquay's most desirable locations, with a fine mix of privately owned shops, an attractive pedestrianised precinct and tourist attractions including the Model Village, the Cliff Railway, Babbacombe Downs and Bygones Victorian Museum.

DESCRIPTION

The restaurant is situated over two floors; ground floor seating 22 with bar and commercial kitchen and lower ground floor seating 22 with its own fully equipped bar area. The lower ground floor lends itself to private functions and more intimate dining occasions. The interior of the restaurant is decorated with valuable vintage signage, posters and framed prints from over the last century, which are included in the sale of the premises. There has been a restaurant trading from this location for many years and now the premises is available for the next operator to take on and create their own chapter in the history of the restaurant.

Ref No: 4782

£145,000 Freehold

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The premises comprises:-

GROUND FLOOR DINING AREA

27' 0" x 17' 8" (8.22m x 5.39m)

With main entrance from the Precinct, Fore Street and side entrance off Priory Road. Carpeted throughout with wall mounted radiators. Spacious customer seating at a selection of tables for 2 & 4. Well-equipped bar with solid wood work top, undercounter shelving, 2 bottle fridges, electronic cash register and wall mounted optics.

PREP ROOM

With undercounter fridge and freezer. Wall mounted boiler.

COMMERCIAL KITCHEN

Immaculate and well equipped with a range of equipment including; commercial extraction, 6 ring gas stove with oven under, wall mounted Salamander grill, 2 free standing deep fat fryers, panini machine and 5 microwaves. Stainless steel prep tables, 2 plate warmer cupboards, upright fridge and 3 under counter fridges. Commercial dishwasher, wash hand basin, double stainless steel sink with drainer and wall mounted gas water boiler. Access to enclosed courtyard with covered storage area.

REAR CORRIDOR

Entrance from Priory Road, storage cupboard and stairs to lower ground floor.

LADIES & GENTS CLOAKROOMS

LOWER GROUND FLOOR DINING AREA

27' 3" x 16' 3" (8.31m x 4.96m)

Access via rear stairs or private entrance from Fore Street. Continuing with the memorabilia style decor with seating for 22 at booth style bench seating with table.

Bar with solid wood work top, drinks fridge, wine rack and storage shelving, 3 bar mount drinks fonts and electronic cash register.

STORE

With Python system, large upright freezer and shelving unit.

GENERAL INFORMATION

RATEABLE VALUE

2023 List: £7,900. Please note this is not Rates Payable. 100% Small Business Rate Relief will be available for eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

TENURE

Freehold. The premises includes 2 residential apartments, (1 with a lease of circa 150 years remaining, 1 with circa 60 years remaining). A peppercorn rent is payable yearly to the freeholder.

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 and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

SERVICES

The premises is connected to mains electricity, gas, water and drainage.

EPC RATING C

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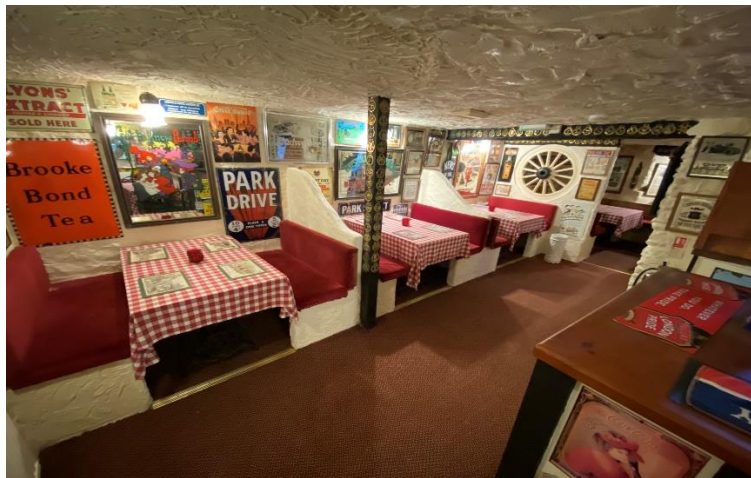
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