

oms  
Wellswood



NAUGHTY BUT NICE PATISSERIE

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www.naughtybutnicepatisserie.co.uk

NAUGHTY  
BUT  
NICE  
PATISSERIE

01803 294 424

# Naughty But Nice Patisserie

39 Ilsham Road, Wellswood, Torquay, Devon, TQ1 2JG



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**Established & Successful Patisserie & Café**  
**Sought after Location of Wellswood**  
**Well Equipped with Commercial Equipment**  
**Service Counter with 3 Chiller Display Cabinets**  
**Internal Seating for 8, External for 4**

## LOCATION

Wellswood is a highly desirable village located in Torquay, South Devon. Naught But Nice is located in the stylish parade of Victorian properties housing all the amenities to serve this affluent community including a deli, pub, post office, supermarket and a number of independent retailers. The property is only a 10 minute walk from Anstey's Cove and Meadfoot Beach or 15 minutes to the Harbourside and town. All three coastal resorts of Torquay, Paignton and Brixham form the borough of Torbay, with Torquay facing south over the bay and recognised as its principal town.

## DESCRIPTION

There has been a patisserie trading from this location for over 50 years. Naught But Nice is recognised for providing quality pastries, breads, cakes and chocolates, sandwiches & baguettes to the discerning customer which can be enjoyed on the premises with fresh coffee, teas, hot chocolate and cold drinks or as take away. The unit is well equipped to continue trading as is or the café and menu could be extended by the next operator.

Ref No: 4800

£55,000 Leasehold

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The premises comprises:-

Double fronted unit with steps to recessed entrance.

## MAIN TRADE AREA

Seating 8. Trade counter with 3 chiller display cabinets and large upright cake display. Two group coffee machine and electric grinder. Display shelving, under counter storage and electronic cash register.

## COMMERCIAL PREP AREA

Non-slip flooring and wipe clean wall cladding. Panimatic freezer, Panimatic bread proofer, microwave, floor mounted commercial mixer, Compacta 3 drawer bakers oven. Selection of utensils, airing rack and double commercial sink unit.

## CATERING KITCHEN

Four ring table top gas hob, Millers bread slicer, floor mounted commercial mixer and stainless steel prep tables.

## STORAGE AREAS

Walk in fridge, Polar 2 door refrigerator and chest freezer. Upright fridge freezer, upright freezer, sink with drainer.

## CUSTOMER & STAFF CLOAKROOM

## GENERAL INFORMATION

### RATEABLE VALUE

2023 List: 7,500. Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

### THE BUSINESS

Naught But Nice currently trades 5 days a week 8.30 – 4pm, closing 2.30pm on Saturday, closing Sunday & Monday. Alongside the café and shop business the owner's offer an outside catering service for either savour and/or sweet occasions. The business has an impressive turnover with strong net profits. Further trading information will be provided to bona fide interested parties following a formal viewing through the Sole Selling Agents, Bettsworths.

### TENURE

The premises is available via a new lease at a rent of £17,050 PA. The lease will have repairing and insuring obligations.

### SERVICES

The premises is connected to all the main services including 3 phase electricity. The premises has CCTV.

### 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 AWAITED

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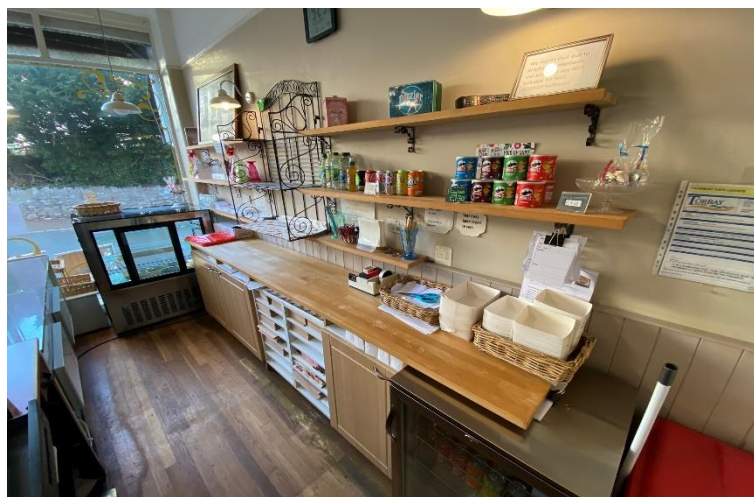
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29/30 Fleet Street  
Torquay  
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TQ1 1BB



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