



Restaurant Bistro

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



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Ground & Lower Ground Floor Restaurant, Turnkey Operation
Fully Equipped & Suitable for a Range of Catering Styles
Trading Areas Totalling 44+ Covers
Fantastic Opportunity for an Owner Operator
New Lease Available at a Rent of £12,000 PA

LOCATION

The restaurant premises 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: 5003

£39,500 Leasehold

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The premises briefly 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 woodwork 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 woodwork 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

Leasehold. The Restaurant is available via a new 3 year lease at a rent of £12,000 per annum. The tenant will be responsible for the internal repair and upkeep of the ground & lower ground floor as well as for the shop front plus insuring. The Landlord will require a 3 month rent deposit and satisfactory references.

Alternatively, the property is available on a Freehold basis to include 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. Asking price of £145,000.

INVENTORY

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

SERVICES

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

EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

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www.bettesworths.co.uk
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