



30 Torwood Street

Torquay, Devon, TQ1 1EB



# 30 Torwood Street

Torquay, Devon, TQ1 1EB

**Restaurant/Café/Bar Opportunity in Fantastic Location**  
**Close to Major Hotels, Marina, Bars & Restaurants**  
**Well Equipped Commercial Kitchen & Bar, Seating for 24+**  
**Ready to Trade with Quality Refit, Class E Use**  
**Available via New Lease, Head Rent of £15,000 PA**

## LOCATION

A 2-minute walk from the Town Centre and Harbour, the premises holds a highly visible position surrounded by a mixture of professional services, retail units and restaurants. The area has recently experienced large volumes of investment, with the Hilton Hotel Development located a few doors down and a new Premier Inn Hotel on the Terrace behind. The premises is well situated to benefit from the generated footfall and high levels of traffic.

## DESCRIPTION

The Restaurant/Café/Bar is fitted with a modern 'jungle' style interior with deep green as the primary colour, wood flooring and pendant lighting with woven lamp shades. The trade area is compliment by artificial plant feature walls. Seating 24+ at a selection of poseur tables with high stools to the front and dining tables and chairs to the rear. The bar is fully fitted, and the commercial kitchen is fitted with quality catering equipment, making this the perfect opportunity for interested parties to be in and ready to trade in a relatively short period of time.

Ref No: 5226

£10,000 Leasehold

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)







# 30 Torwood Street

Torquay, Devon, TQ1 1EB

The premises comprises:-

Highly visible frontage with step up to double doors opening into:-

## **SEATING & BAR AREA**

Seating for circa 15. Bespoke bar with wooden countertop, bar mounted beer font, stainless steel cocktail prep counter and sink, 2 under counter drinks fridges, Adexa ice machine, 1x group fresh coffee machine and EPOS touch screen till system. Back bar with wall mounted storage units. Stairs leading to:-

## **SEATING AREA**

Table & chairs seating for 12.

## **COMMERCIAL KITCHEN**

Fitted with commercial extraction system, double deep fat fryer, electric griddle with oven, 4 ring electric hob with oven. Heated pass, stainless steel prep tables, large double sink unit with Aquajet tap. Wipe clean wall cladding & non-slip flooring.

## **STAFF CLOAKROOM**

## **STORE ROOM**

Commercial dishwasher, large Polar fridge freezer, under counter freezer and stainless steel racking.

## **COURTYARD**

For bin storage.

Stairs to **FIRST FLOOR**

## **CUSTOMER CLOAKROOM**

## **OFFICE**

Gas pressured beer & lager dispensing system, CCTV monitor.

## **GENERAL INFORMATION**

## **TENURE**

The property is available on a new internal repairing & insuring lease at a rent of £15,000 PA with further terms to be agreed. The Landlord may consider offering rental incentives to the incoming tenant.

## **BUSINESS RATES**

2023 List: £5,600. Please note this is not Rates Payable. 100% Small Business Rates Relief available for eligible businesses. Interested parties are advised to make their own enquiries with the Local Billing Authority Torbay Council.

## **SERVICES**

Mains water, drainage & electric are connected to the premises.

## **INVENTORY**

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

## **EPC RATING B**

## **VIEWING**

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

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)







# 30 Torwood Street

Torquay, Devon, TQ1 1EB



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)







# 30 Torwood Street

Torquay, Devon, TQ1 1EB



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)

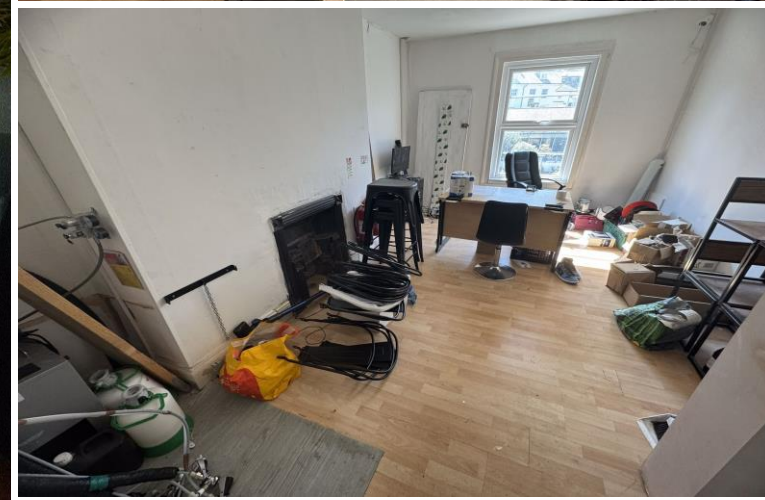
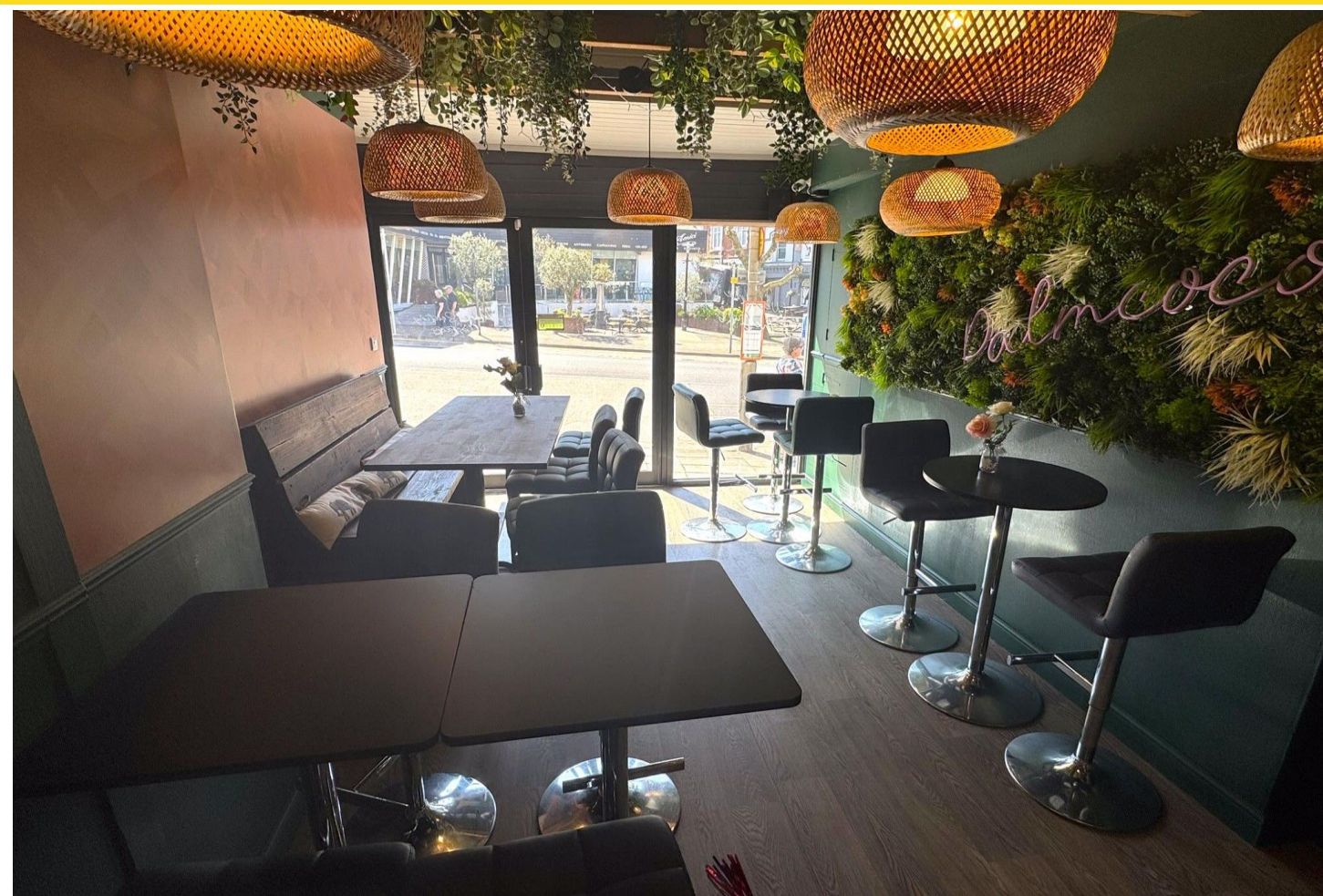






# 30 Torwood Street

Torquay, Devon, TQ1 1EB



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)







# 30 Torwood Street

Torquay, Devon, TQ1 1EB



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



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)

