

Flavor Blend



TORBAY

House of Gifts

Confectionary
Ice Creams
Candy Roses
Shops
Souvenirs
Jewellery
Hats
Beach Goods

CONES	PRICE
KIDS CONE	£1.99
WAFFLE	£2.99
DIPPED WAFFLE	£3.99
FANCY CONE	£2.99

£1.99 or 3 for £5



HI BOUNCE BALLS



Torbay House of Gifts

38-40 Torbay Road, Paignton, Devon, TQ4 6AL



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**Extremely Successful Retail Outlet
Occupying a Prominent Location
Providing an Extensive Range of Products
Trading for the Majority of the Year
Approximate Retail Area: 184m² (1,980 sq ft)**

LOCATION

Situated on Torbay Road, which connects Paignton town centre to the seafront, Torbay House of Gifts enjoys the best of both Paignton's busy retail centre and the more tourist focussed area of town. Torbay Road is an excellent year round trading location, particularly during the very busy summer months. The area attracts high volumes of tourists from nearby hotels and family attractions, and is popular with locals throughout the year.

DESCRIPTION

Torbay House of Gifts is a thriving 'one stop shop' for all your beach, gift and homeware requirements. The large retail space is fitted with quality counters and display shelving offering the customer everything from rock, fudge, ice cream, slush, gifts, toys, homewares and summer essentials. The business trades for the majority of the year only closing for January though to February half term. The operating hours are 9am to 8pm seven days a week during the high season reducing to 10-5pm low season. The Husband & Wife owners run the business with the assistance of seasonal staff.

Ref No: 4732

£120,000 Leasehold

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The premises comprises:-

MAIN TRADE AREA

184m² (1,980 sq ft)

Large frontage with bi-folding doors and pavement display. Ice cream parlour including 3 flavour slush machine and Taylor's C708 Flavorblend Whippy machine. Retail space with racking, shelving, display gondolas and cabinets and storage.

REAR STORE

20m² (215 sq ft).

SIDE STORE

6.8m² (73 sq ft).

STAFF AREA

WC & KITCHEN

SIDE ACCESS LANE WITH BIN AREA

GENERAL INFORMATION

THE BUSINESS

We have been informed the turnover for year end March 2023 was circa £230,000 with strong net profits. Accounting information will be available to Bona Fide applicants following a formal viewing arranged via Bettsworths.

TENURE

The premises is available via assignment of a 10 year lease from October 2017 at a current rent of £22,500. The tenant will have repairing and insuring obligations.

RATEABLE VALUE

2023 List: £22,500. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

STOCK

Available via separate negotiation.

INVENTORY

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

VIEWING

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

EPC AWAITED

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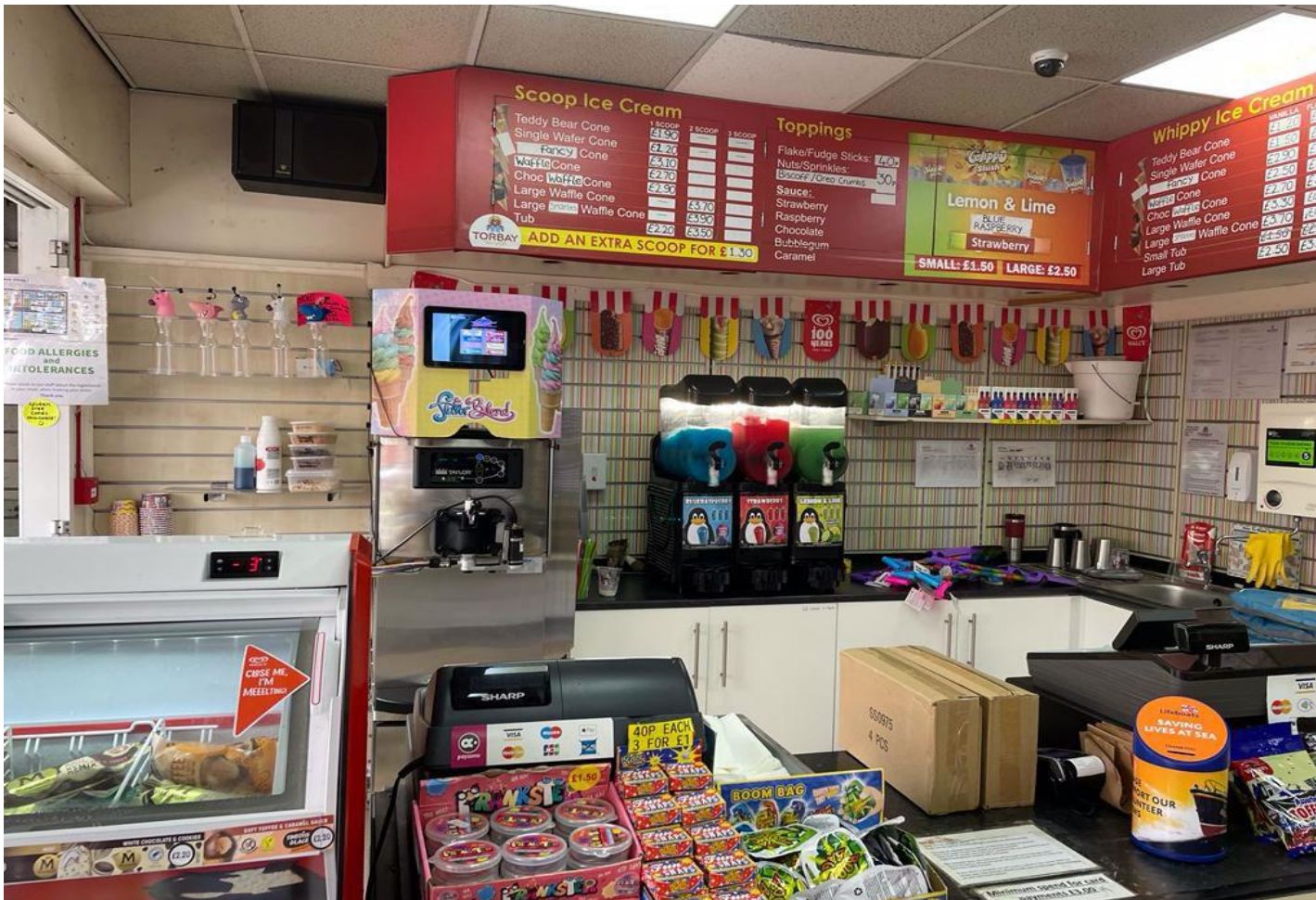
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