

Unit 7 The Cider Press

Shinners Bridge, Dartington Estate, Tolnes, Devon, TQ9 6TQ





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Character Cafe/Restaurant Premises with Trade Garden
Situated Within the Cider Press Business Hub of the Dartington Estate
Net Internal Area of Approximately 140m² (1,507 sq ft)
Restaurant Seating Area (94m²) with Kitchen and Ancillary Areas
Characterful Courtyard Garden with Seating for Circa 30 Covers

LOCATION

The property is situated within The Cider Press Centre, part of the historic Dartington Estate, just outside the market town of Totnes in South Devon.

Totnes is a thriving town, well known for its independent businesses, arts culture and strong tourism trade. The town benefits from good road links, with the A385 connecting to the South Devon Expressway (A38), linking Exeter and Plymouth, and to the wider national motorway network. Totnes also has a mainline railway station, providing direct services to Exeter, London Paddington and beyond.

The Dartington Estate itself is a popular destination, attracting year-round visitors with its mix of retail, leisure, hospitality and arts facilities. The Cider Press Centre forms a small but well-established business hub, home to a number of independent occupiers, supported by the wider draw of the Dartington brand.

DESCRIPTION

Unit 7 comprises a café/restaurant premises with well-arranged accommodation, including a fitted commercial kitchen, walk in fridge, internal dining space and ancillary areas. The property benefits from an external trade area with seating for approximately 30 covers, in a characterful garden courtyard.

The café entrance links directly to the Cider Press Centre, benefitting from passing footfall and cross-support from the neighbouring businesses. There is on-site parking for customers and staff. This is a real opportunity for a café/restaurant operator to capitalise on the established footfall and to provide a food and beverage offering to support the surrounding occupiers.

Ref No: 5347

Annual Rental of £10,000

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ACCOMMODATION

The accommodation is arranged as follows:

RESTAURANT AREA

72' 2" x 15' 1" (22m x 4.6m) (max) (94m²)

KITCHEN

31' 6" x 12' 2" (9.6m x 3.7m) (max)

DRY STORE

14' 5" x 10' 2" (4.4m x 3.1m)

COOL STORE

WALK-IN FRIDGE

OFFICE

STAFF ROOM

NET INTERNAL AREA (NIA)

Approx. 140m² (1,507 sq ft).

EXTERNAL

To the rear of the restaurant area is a courtyard garden with seating for circa 30 covers. Nestled in between the walls of this classic stone built property, the courtyard is a real addition to this opportunity.

FIXTURES & FITTINGS

The property is fitted with a range of kitchen equipment, some belonging to the landlord and some to the previous tenant. An inventory can be provided on request.

Items belonging to the previous tenant may be available by separate negotiation. The café is offered with existing trade furniture and garden benches, included within the lease.

TENURE

The premises are available by way of a new 6-year lease. Exact terms to be agreed on negotiation.

RENT

A base rent of £10,000 per annum, with an additional 10% based on tenant's turnover.

EPC

Rating to be confirmed.

VIEWING

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

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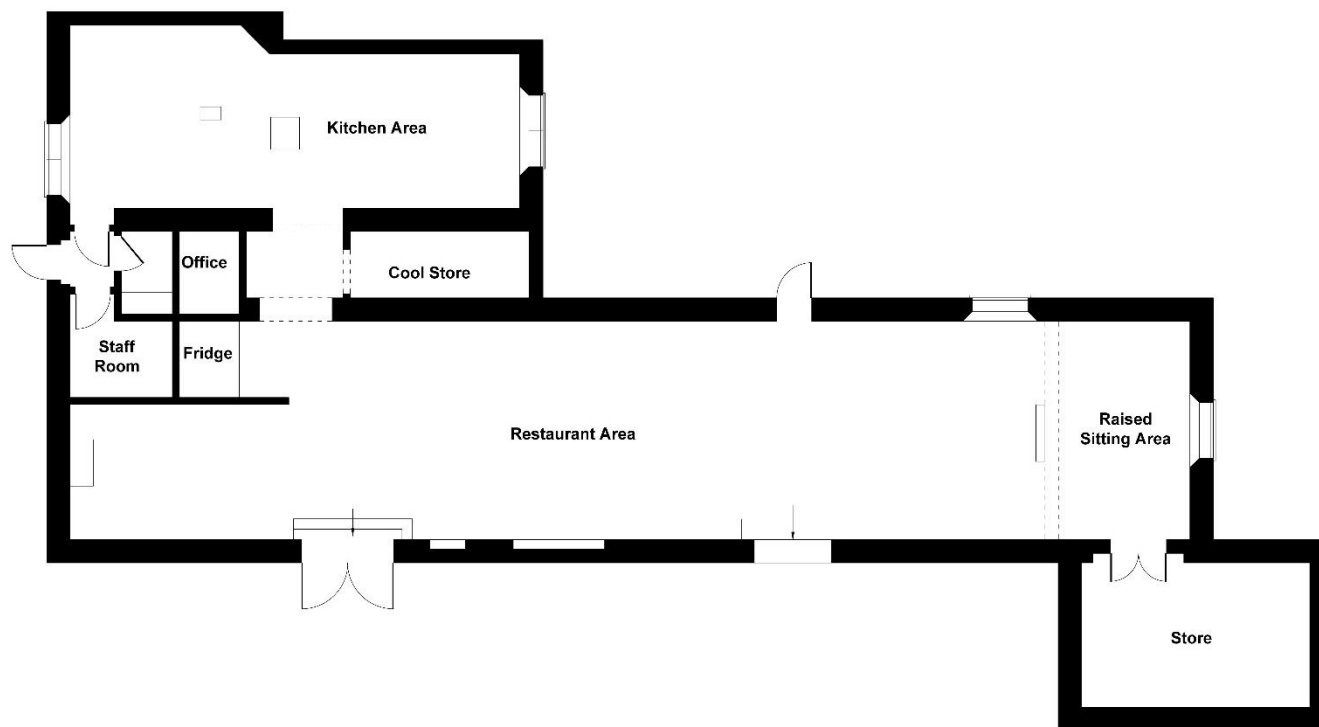


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