



Stacked Cafe & Takeaway

30 Fore Street, Totnes, Devon, TQ9 5RP



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Hugely Successful & Profitable Café/Takeaway Business
Enviably Located in Totnes Town Centre
Air Conditioned Seating Areas for Circa 20
Perfect Owner/Operator Business
No Catering Experience Required

LOCATION

Totnes is a historic and popular market town in the centre of the South Hams in South Devon, renowned as an Area of Outstanding Beauty. The town is approximately 22 miles south west of Exeter, 24 miles to the east of Plymouth and 6 miles west of Torbay. Sitting on the banks of the River Dart, this unique and charming town has an international reputation for its lively and diverse community and relaxed atmosphere. The town, which has a population of circa 8,000, is incredibly well supported by the local community and those from the outlying towns and villages of the South Hams. It is also a very popular tourist destination with a year round influx of visitors to see the quaint and bustling town centre, the medieval castle and the outstandingly beautiful surrounding countryside.

DESCRIPTION

Hugely successful & profitable Café/Takeaway business, in the heart of Totnes town centre. The café offers sandwiches, baguettes, breakfast baps, paninis and jacket potatoes which are freshly prepared on site. The baked items, which include award winning local pasties, are cooked every morning and replenished throughout the day. Barista coffee, tea & hot chocolate are available alongside a selection of cold drinks. During the summer season Marshfield ice cream and lollies are available to purchase. Customers can enjoy the air conditioned seating areas or take their purchases away and enjoy the beautiful scenery Totnes has to offer.

Ref No: 5572

£49,950 Leasehold

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The Premises comprises:-

A pretty double fronted property with recessed entrance leading into:-

MAIN TRADE AREA

18' 8" x 15' 2" (5.68m x 4.62m)

With **Customer Service Area**, undercounter display unit, wall mounted chalkboard menus and EPOS till system, IBERITAL 2 group coffee machine and electric grinder, 3 door undercounter fridge unit with granite work top, sink with electric water heater. Wall mounted heat & air conditioning unit fitted in 2024. Heated display cabinet, large upright chiller unit, 2 x ice fridges on free loan. **Customer Seating Area** providing seating for circa 10.

Stairs down to:-

SECONDARY TRADE AREA

18' 8" x 10' 7" (5.68m x 3.22m)

Providing further customer seating for 11.

LADIES & GENTS CLOAKROOM

DRY STOREROOM

CATERING KITCHEN

11' 6" x 10' 7" (3.51m x 3.23m)

Equipped for the task at hand with 2 commercial bake off ovens, 2 commercial microwaves, Panini machine, Ninja 2 drawer Air Fryer, domestic electric cooker, extraction unit, under counter fridges and freezer.

WASH UP AREA

10' 7" x 6' 0" (3.23m x 1.82m)

Commercial dishwasher, sink with electric water heater. Shelving for storage and office area.

CELLAR

19' 2" x 14' 10" (5.85m x 4.53m)

With walk in fridge (new compressor fitted in 2025), chest freezer x 2, 3 fridges and large upright freezer. Further storage with fuse box.

OUTSIDE

Pavement licence providing seating to the front of the café for 8. Bin store to side access lane.

GENERAL INFORMATION

THE BUSINESS

Stacked trades Monday to Saturday 8am-5pm, and is an easily run, very profitable business. They café is run by an owner operator with assistance of 3 part time staff.

Accounting information will be made available to Bona Fide applicants following a formal viewing arranged through Bettesworths.

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TENURE

The premises is available via a new fully repairing & insuring lease. The tenant will be responsible for 20-25% of the external repair to the building as a whole. Rent £16,500 pa. Further terms to be negotiated.

Applicants will be asked to supply a CV, references, business plan and proof of funding.

Depending on experience 6 months rent deposit and a years insurance rent may also be required.

RATEABLE VALUE

2026 List: £15,500.

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

UTILITIES

The premises is connected to electricity (including 3 phase), water and drainage.

STOCK

Stock in trade will be taken over by the purchaser at valuation on the day of completion.

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 Agents, Bettesworths. Tel. 01803 212021.

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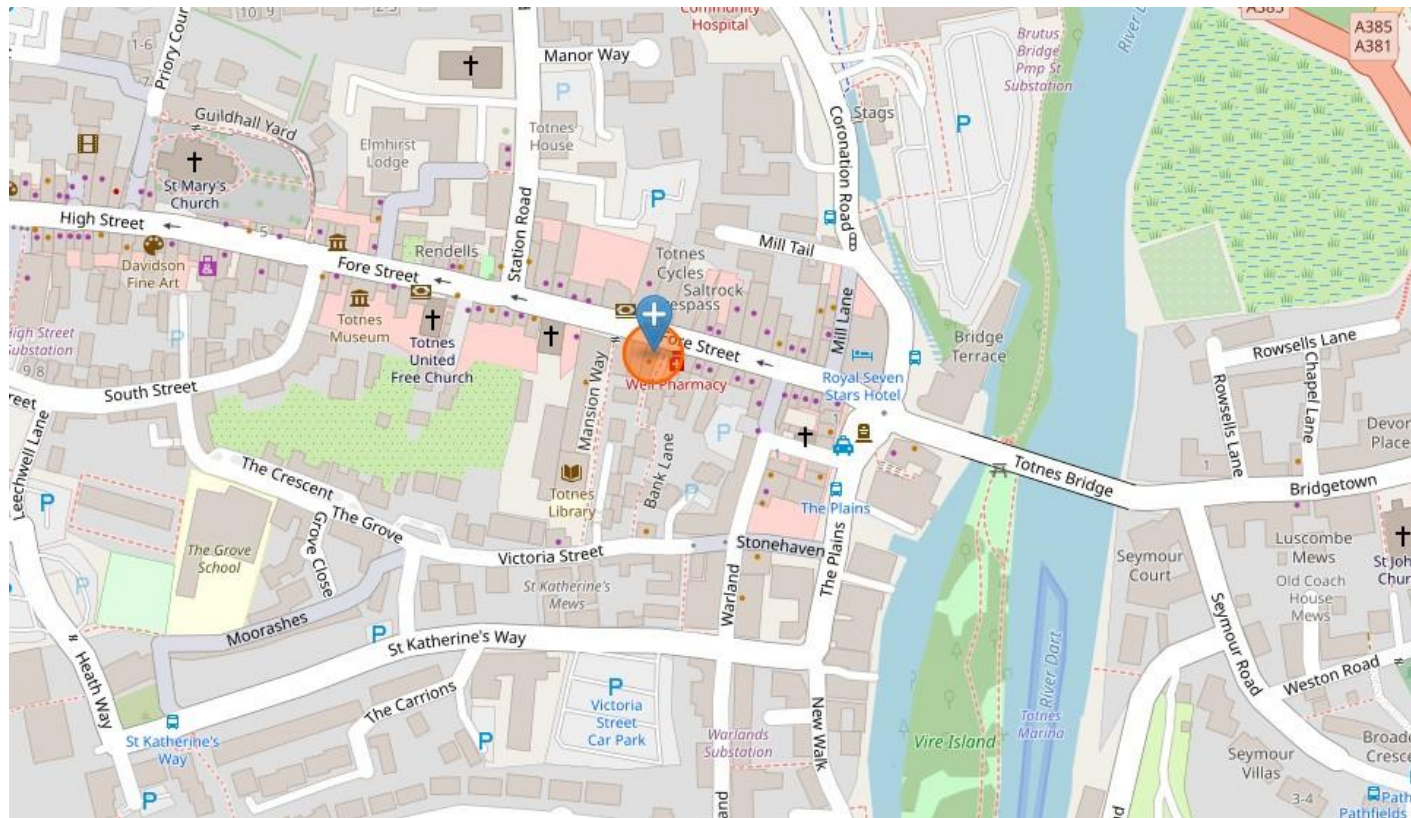


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www.bettesworths.co.uk
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