



Big Baps

30-32 Manor Road, Paignton, Devon, TQ3 2HR



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Busy Hot & Cold Food Takeaway with Excellent Reputation
Strong Local Trade with Tourist Boost
Well Equipped, Seating 15 Internally
Scope To Increase Trading Times
Perfect Owner/Operator Business

LOCATION

Big Baps occupies a prominent trading position on Manor Road within the popular seaside town of Paignton and is only a short flat walk of 0.4 miles to Preston Beach. The immediate vicinity is a densely populated residential area and the business benefits from regular local trade together with seasonal visitor trade.

DESCRIPTION

A well-established takeaway business providing hot & cold food offerings to eat in or takeaway. The business is well equipped with much of the menu being freshly prepared on site. The opening hours are 7 days a week 8am-3pm in the summer reducing to 9am-2pm in the winter months. There is scope to increase these times especially during the summer.

The owner, who is assisted by a full-time member of staff, is reluctantly offering the business for sale due to a change circumstances. This therefore presents an excellent opportunity for an owner-operator seeking a ready-to-trade concern.

Ref No: 4994

£27,000 Leasehold

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The premises comprises:-

TRADE AREA

Seating for 14. **Service Counter** with inset prep chiller and EPOS till system. Wall mounted LEB display screens showing the menu. **Drinks prep area** with Vitro fresh coffee machine, blender and milkshake machine. Under and over counter storage, 2 under counter fridges and countertop heated pie cupboard. **Hot food prep area** with contact griddle, Tefel compact fryer, 4 pot Bain Marie, countertop ECO turbo chef oven, extraction fan.

CLOAKROOM

COMMERCIAL KITCHEN

Good working space with central prep island. **Hot prep** with countertop Blue Seal turbo fan oven, Adexa oven & grill, 2 commercial microwaves, 2 compact fryers, 3 Breville panini machines and food mixer. Upright fridge and freezer, large dry store. **Wash up area** with Ariston electric water heater, Kingfisher commercial dishwasher and double sink with drainer. Small office / storage space with 2 chest freezers.

GENERAL INFORMATION

TENURE

The premises is available via assignment of a 7 year lease from March 2022 at a rent of £9,500 per annum.

The lease has internal & shop front repairing and insuring obligations.

THE BUSINESS

The business has an impressive turnover of over £100,000 per annum. Accounting information will be made available to Bona Fide applicants following a formal viewing arranged through Bettsworths.

RATEABLE VALUE

2026 List: £6,400. Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council

SERVICES

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

INVENTORY

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

STOCK

Wet and Dry stock in trade will be taken over by the purchaser at valuation on the day of completion.

EPC RATING B

VIEWING

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

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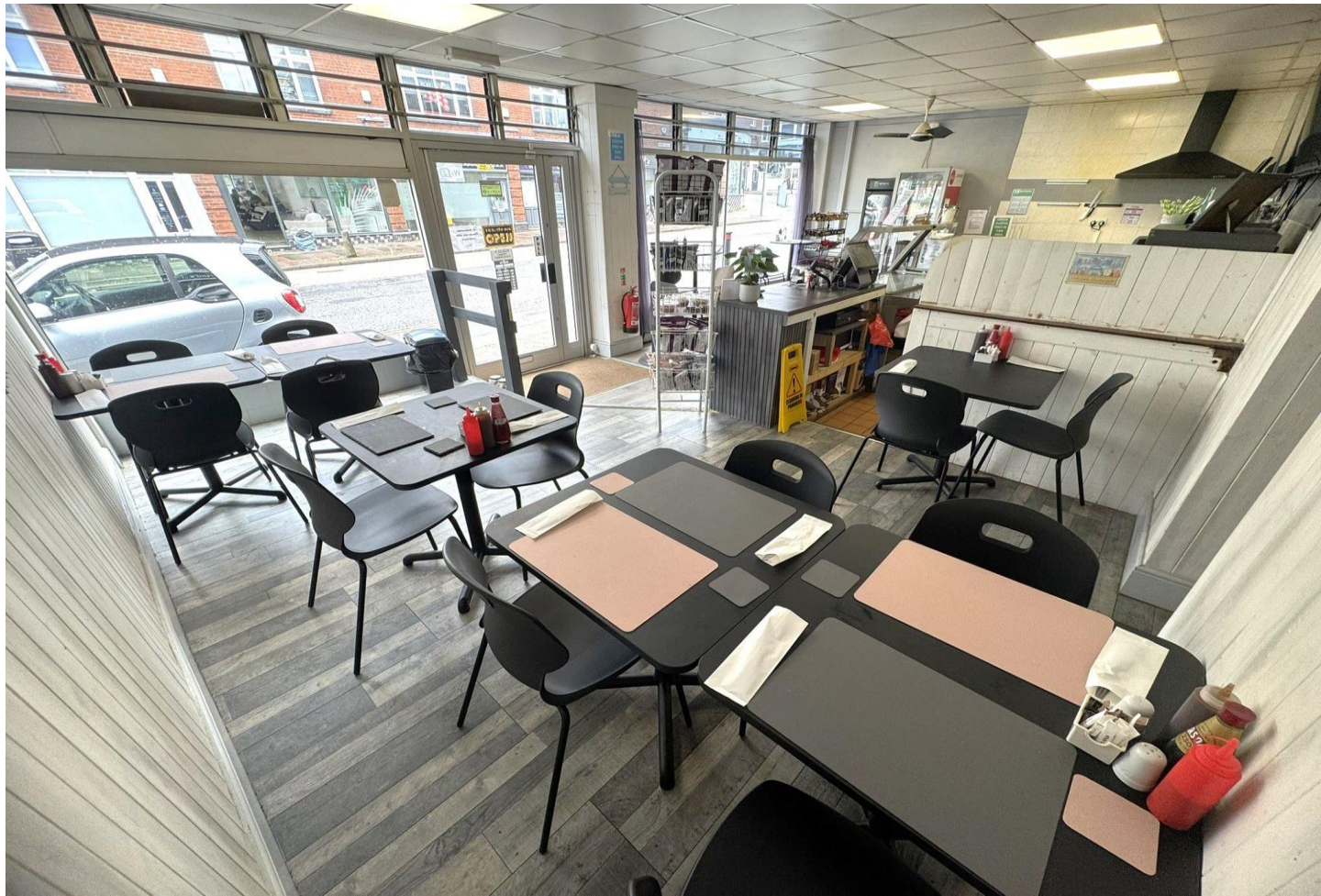
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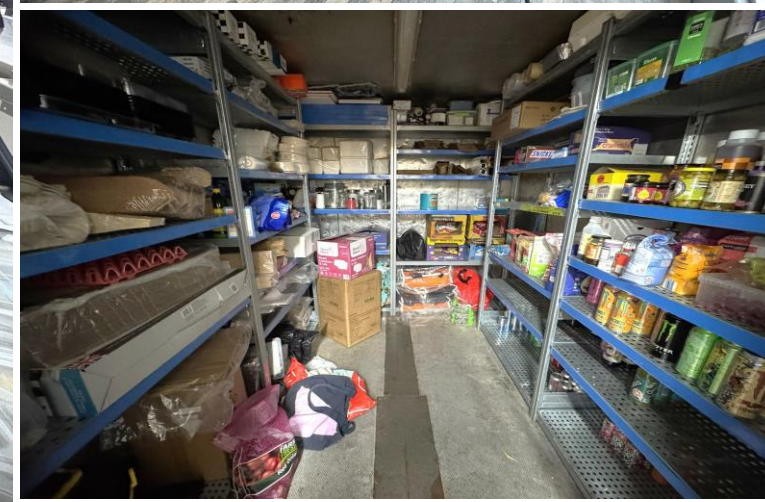


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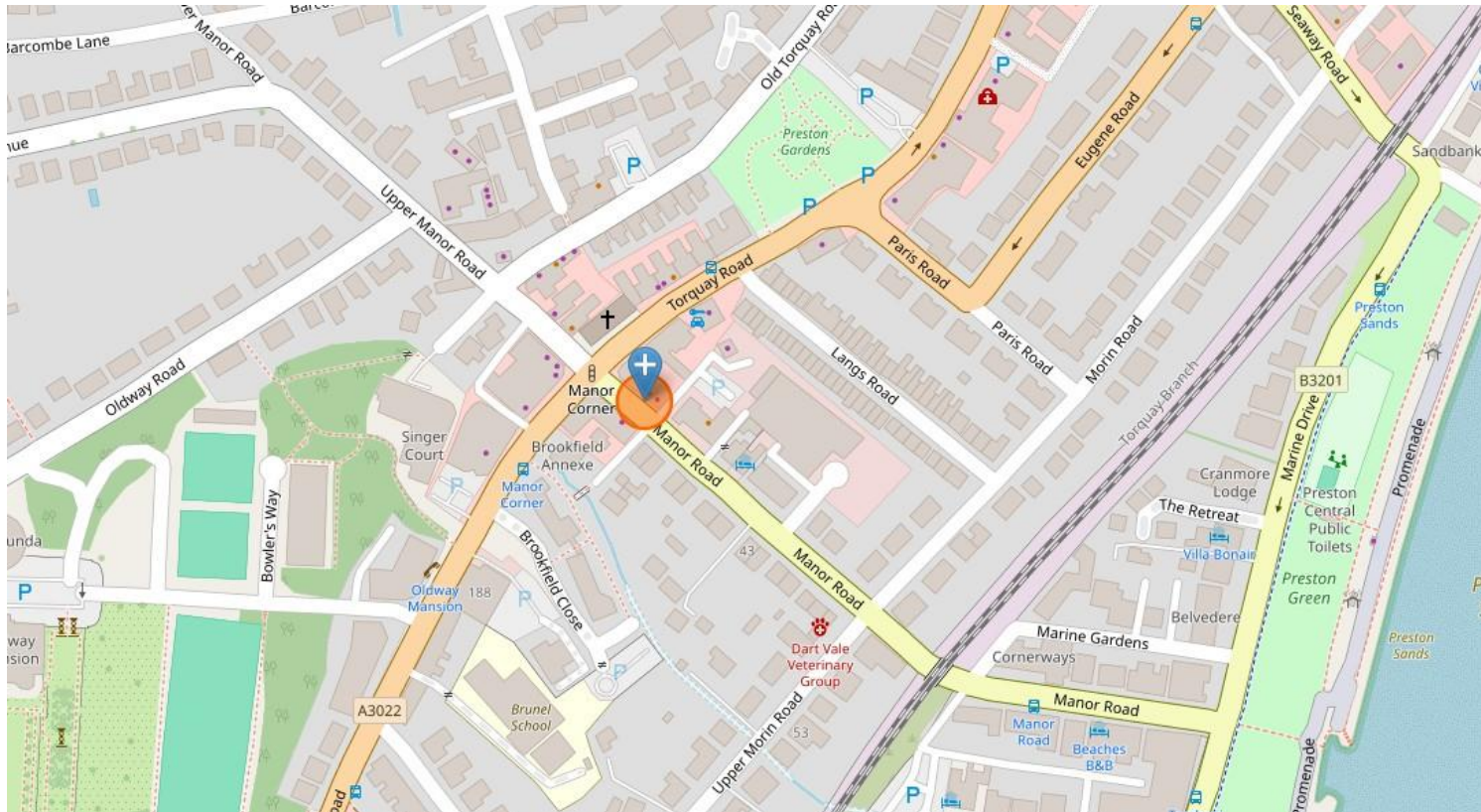


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www.bettesworths.co.uk
221 St Marychurch Road
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