

9 Old Mill Road

Ref No: 5398

Torquay, Devon, TQ2 6AU



Equipped Catering Premises Available

Turnkey Operation in Popular Residential Area

Possibility of Daytime & Evening Trade

Low Established Costs

Perfect Owner/Operator Business

£5,000 Leasehold

Interested in this property?
T.01803 2120 21 bettesworths.co.uk



9 Old Mill Road

Torquay, Devon, TQ2 6AU

LOCATION

The premises is located on Old Mill Road, a popular trading location in the heart of the desirable residential district of Chelston, with the affluent areas of Cockington and Livermead close at hand. Torquay Town Centre is approximately 1 mile distant.

Old Mill Road is home to a variety of independent businesses and benefits from roadside short stay parking. Cockington Primary School is a short walking distance away.

DESCRIPTION

The ground floor leasehold premises is arranged as a catering unit, under Use Class E. The café has recently been refitted with bespoke table & chair units seating up to 40 customers.

The cafe is decorated with historic photographs of Torquay which will be included in the sale. The commercial kitchen is well equipped making this an excellent turnkey business.

The premises comprises:-

Double glazed frontage with recessed central entrance leading to:-

CUSTOMER SEATING AREA

27' 6" x 15' 11" (8.38m x 4.84m)

Modern décor providing seating for 40. Hot water boiler, large drinks fridge.

COMMERCIAL KITCHEN

11' 11" x 9' 11" (3.62m x 3.01m)

Fitted with commercial extraction system, KuKoos double drawer Pizza Oven, KuKoos contact griddle, deep fat fryer, 2 x commercial microwaves, and electric grill. Stainless steel prep tables, double sink unit with drainer and wash hand basin.

STORAGE AREA

9' 5" x 8' 2" (2.88m x 2.48m)

Upright drinks fridge, Polar fridge, Beko fridge/freezer and 3 chest freezers.

UTILITY ROOM

6' 3" x 5' 4" (1.91m x 1.63m)

Sink with drainer.

CUSTOMER & STAFF CLOAKROOM

REAR ACCESS

With bin storage and access to rear lane.

GENERAL INFORMATION

TENURE

Available by way of a new 6 year FRI lease at a rent of £8,100 per annum with 3 months rent deposit. The ingoing tenant to provide references, business plan and proof of funding.

BUSINESS RATES

2023 List: £6,400

This is not Rates Payable. (Eligible parties will be able to claim 100% Small Business Rates Relief). Interested parties are advised to make further enquiries with the local billing authority, Torbay Council.

SERVICES

Mains water, drainage and electricity.

INVENTORY

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

EPC RATING B

VIEWING

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

Interested in this property?

T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



9 Old Mill Road

Torquay, Devon, TQ2 6AU



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 2120 21 bettesworths.co.uk

