



TO LET
Bettesworths
01803 232023

Pepper
Verna's
Shack
01805
882 978
restaurant
& bar

The
DUTCHY

Fish & Chips

The Dutchy

1 The Strand, Brixham, Devon, TQ5 8EH



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Highly Reputable Fish & Chip Restaurant & Takeaway
Located in Envidable Location on Brixham Harbour
Smart Fitout, Well Equipped with Ancillary Areas
Internal & Shop Front Repairing & Insuring Lease
Rent £13,000 PA Increasing to £15,000 by May 2028

LOCATION

The three coastal resorts of Torquay, Paignton and Brixham together form the Borough of Torbay with an indigenous population of over 120,000 and popularly known as The English Riviera. Brixham at the south of Torbay, is a holiday resort in its own right and an important fishing port with a colourful and busy harbour. The Dutchy is in a highly visible location on The Strand which is the centre for the tourist trade in Brixham with a number of shops, cafes, restaurants and public houses.

DESCRIPTION

The premises has traded as a Fish & Chip Restaurant & Takeaway since 1997 making it one of the longest standing Fish & Chip Restaurants in Brixham. The Dutchy is owner/operated with the help of 2 full time staff members and several casual staff who assist during the busy holiday season and weekends. The Dutchy offers a comprehensive menu with the freshly prepared fish & chips being a best seller. The menu also offers a range of pies & pasties, sausages & burgers and a children's menu to eat in or takeaway. A range of hot and cold drinks is also available. There is a hot food takeaway hatch to the front of the premises alongside an ice cream hatch offering Kelly's scope ice-cream in a range of flavours. The business does not currently offer a delivery service or online ordering service, therefore providing the next operator an opportunity to expand the business. This immaculate premises and well established business in this prime location creates a fabulous opportunity for the next purchaser to take on a turnkey operation with further potential to grow.

Ref No: 5382

£44,995 Leasehold

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The premises comprises:-

SMART FRONTAGE

With Upvc windows, ice cream and hot food serving hatches to either side.

CENTRAL RECESSED ENTRANCE

Leading directly into the:-

MAIN TRADE AREA

The restaurant spaciously seats 46+ at quality tables and chairs. Wall mounted flat screen T.V. for advertising. The premises underwent a complete refit in 2020 to include rewiring and new flooring

SERVICE COUNTER

With under counter storage, wipe clean wall cladding, stainless steel work tops, non-slip flooring and commercial extraction. Four pan gas range with chip scuttles and heated cupboards, commercial microwave and under counter fridge & freezer.

TAKEAWAY SERVICE HATCH

Countertop griddle, 4 pot bain-marie, commercial microwave, EPOS till system.

HOT & COLD DRINKS PREP COUNTER

With countertop hot water boiler, milkshake mixer, under counter fridge, stainless steel sink unit and EPOS till system.

ICE-CREAM SERVICE HATCH

Nine container ice-cream fridge. Wall mounted flat screen T.V. for advertising.

CUSTOMER CLOAKROOMS

To the first floor, shared with the first floor premises which is currently vacant.

PREP AREA & WASH UP ROOM

With a selection of stainless-steel prep tables, double sink unit with drainer Ariston electric water heater, mobile sink unit, push through commercial dishwasher, 4 chest freezers and 2 large upright fridges. Domestic freestanding cooker.

STAFF CLOAKROOM

WET AREA

With Williams chipper and rumbler.

DRY STORE AREA

To the side of the premises with access to the harbour, rear lane and bin storage. The area is fitted with racking for dry stores and further large chest freezer.

PARKING SPACE

Available via council permit, currently £1,200 per annum.

GENERAL INFORMATION

BUSINESS

The current operator trades the business 7 days a week, 11.30am to 8/9pm during the peak holiday seasons, reducing to 11.30am-4/5pm extending to 7/8pm on Friday and Saturdays during off peak times.

Accounting information will be available after a formal viewing to bona fide applicants.

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TENURE

Leasehold by way of assignment of an Internal & shop front repairing & insuring lease with a term of 15 year from 2023. Rent £13,000 per annum, increasing to £15,000 per annum by May 2028.

BUSINESS RATES

2023 List: £15,500

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

SERVICES

The premises is connected to all main services. The incoming tenant will be charged a percentage of the water bill for the whole premises.

INVENTORY

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

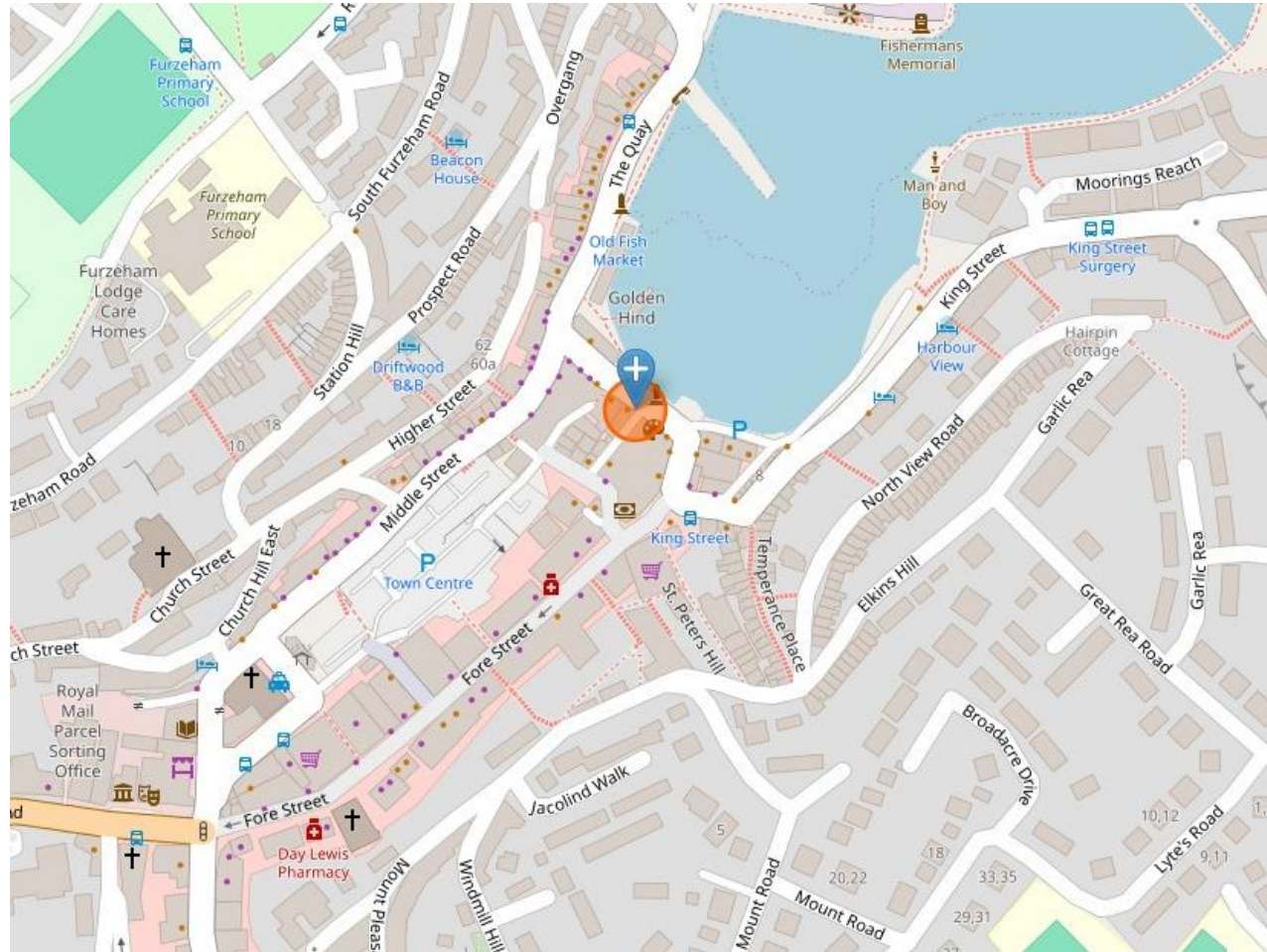
STOCK

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, Bettesworths. Tel. 01803 212021



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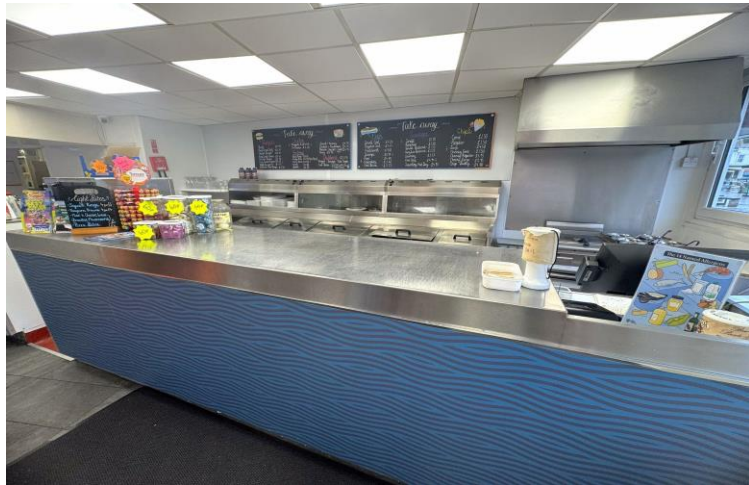


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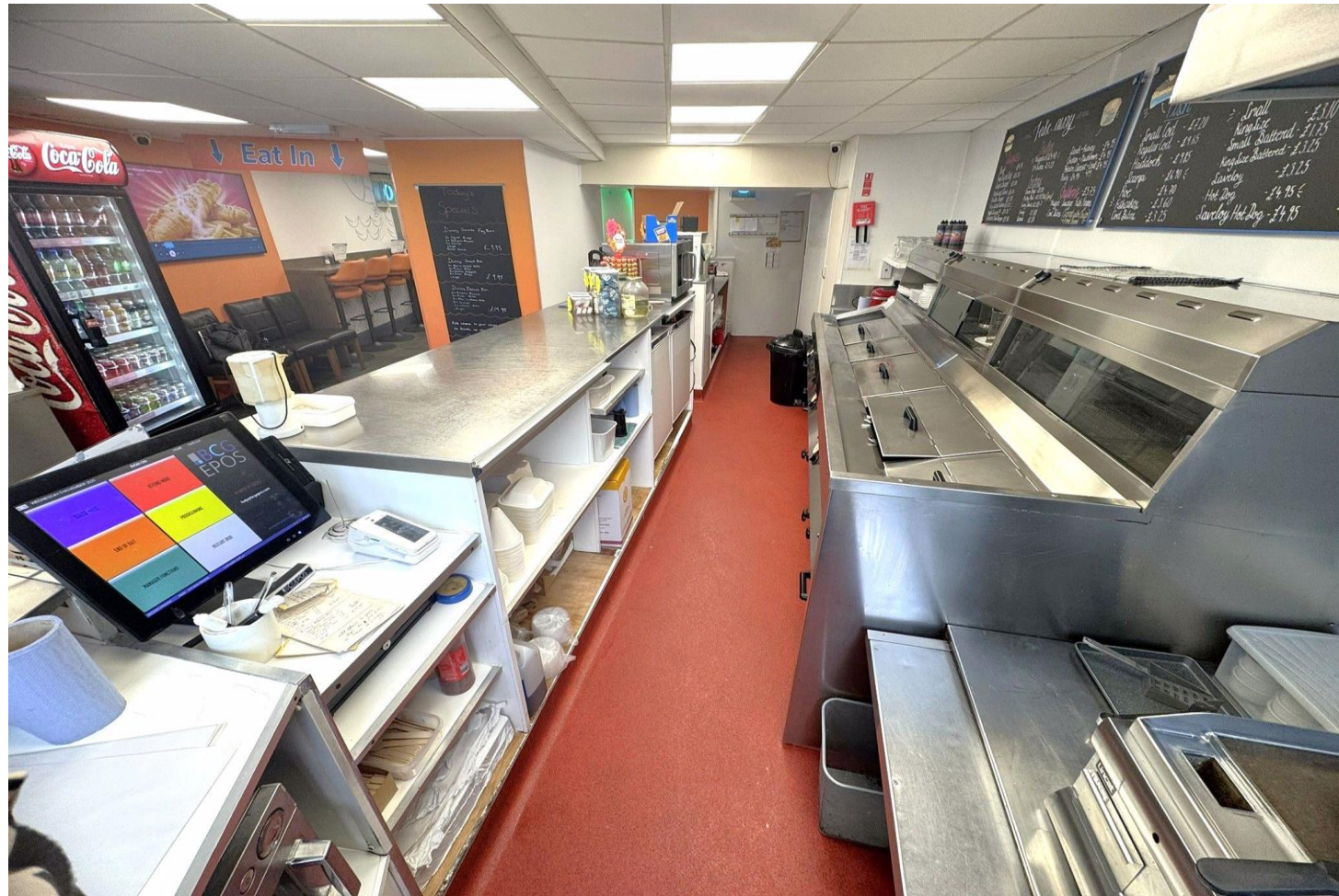
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