



# The Bay Tree Cafe

01803 329191

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3 Babbacombe Road, Torquay, Devon, TQ1 3SB





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**Established Café Business in Regarded & Busy Location**  
**Seating 32, Well Equipped Commercial Kitchen**  
**Profitable Owner / Operator Business**  
**Low Establishment Costs**  
**Huge Potential to Expand on Current Trade**

## LOCATION

The Bay Tree Café is positioned in the busy and well regarded district of St Marychurch, Torquay. St Marychurch is a popular part of town and is situated less than half a mile from the sea and less than a mile from Torquay town centre. St Marychurch is recognised as one of Torquay's most desirable residential and commercial locations, with a fine mix of privately owned shops, attractive pedestrianised precinct and tourist attractions including the Model Village, the Cliff Railway, Babbacombe Downs and Bygones Victorian Museum.

## DESCRIPTION

The Bay Tree Café is a long-established business. During its time it has built up a strong, regular customer base with locals supporting the café throughout the year and benefitting from the tourist boost during the holidays. The café currently opens daytimes only by choice of the owners, offering traditional, well priced, café fayre. Due to the location, there is huge potential for evening trade and with the introduction of a premises licence, a website and a social media presence the trade could be further boosted.

Ref No: 4427

£30,000 Leasehold

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The premises comprises:-

Double frontage with recessed entrance leading into:-

## MAIN TRADE AREA

20' 9" x 14' 4" (6.33m x 4.38m)

An inviting space with seating for 32. The café displays paintings of the area by local artists which are available for purchase. Wood effect laminate flooring, part wood panelling to the walls and electric wall mounted heaters.

## SERVERY & KITCHEN

18' 9" x 7' 6" (5.72m x 2.29m)

Commercial extraction system, domestic 4 ring electric oven, countertop 2 pan deep fat fryer, contact griddle, 3 x microwaves, Electrolux oven and 2 undercounter fridges. Floor & wall mounted store cupboards, sink & drainer, Class EQ dishwasher and wash hand basin. Expobar 2 group coffee machine, Fracino grinder and tea & coffee prep area. To the rear of the premises:-

## CUSTOMER & STAFF CLOAKROOM

With WC and wash hand basin.

## STORE/OFFICE

10' 10" x 10' 10" (3.29m x 3.30m)

Housing 2 x upright freezers, 2 x upright fridges, chest freezer, storage racking for dry stores, stainless-steel sink and drainer. This area is also suitable to be used as an office and/or staff room.

## OUTSIDE

To the front of the premises, it is possible to put 2 tables & chairs. A pavement license must first be obtained via Torbay council.

## GENERAL INFORMATION

### TENURE

We have been informed the Landlord will grant a new internal repairing & insuring lease. Further terms to be agreed. The rent is £7,400 per annum.

### THE BUSINESS

The Bay Tree Café is owned & operated by a Husband & Wife Team. The Café trades on limited hours, 9am-2pm Tuesday – Sunday through choice. Therefore, there is potential for the next owner to extend the opening times and the menu on offer to create a more Bistro, evening style business. Even on these limited hours the business has a turnover of circa £60,000 and due to the low establishment costs, an impressive net profit figure. Accounting information will be made available to Bona Fide applicants following a formal viewing arranged through Bettsworths.

### RATEABLE VALUE

2023 List: £7,600. 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 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 E

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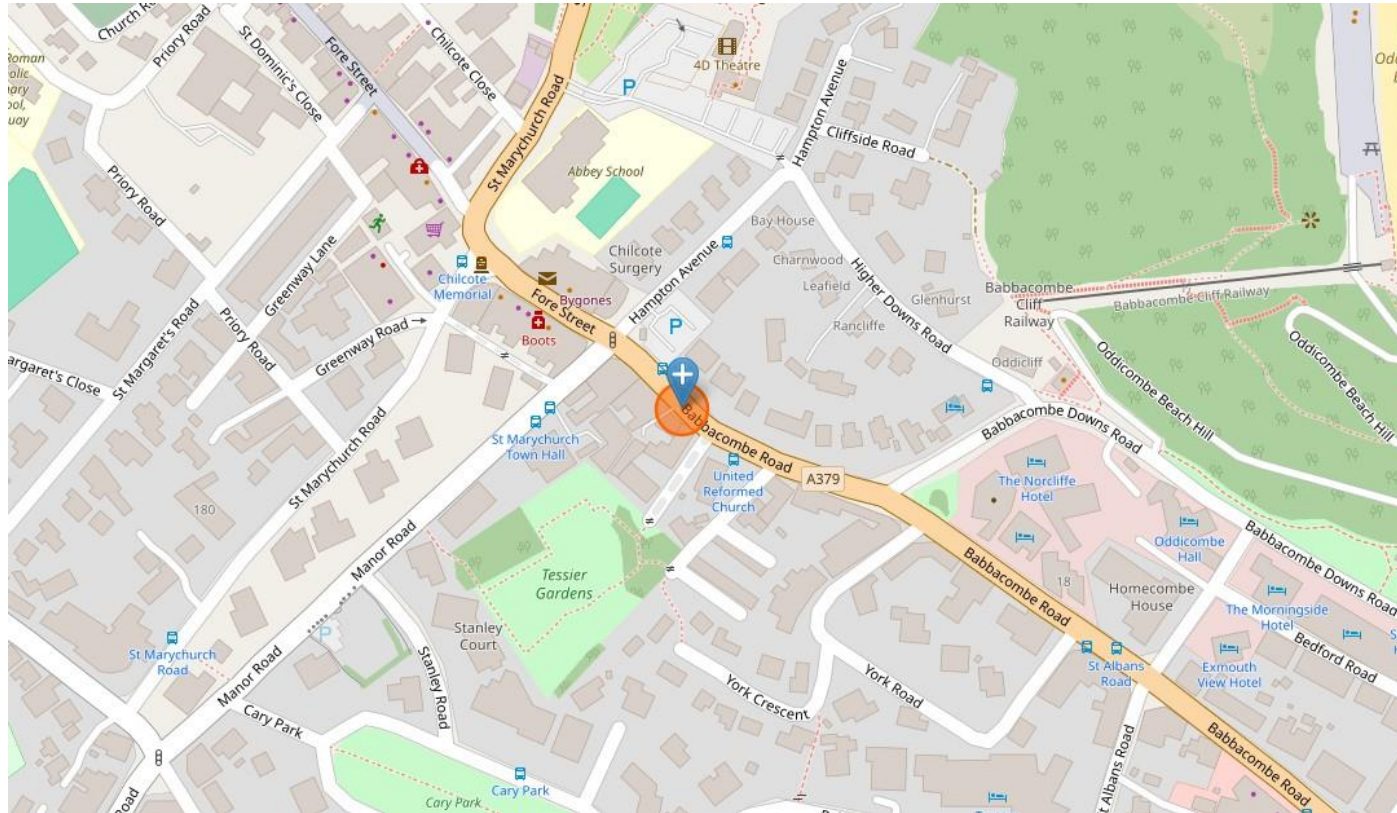






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