Bettesworths

Licensed Catering Premises

Ref No: 3418

15 The Quay, Brixham, Devon, TQ5 8AW









Licensed Restaurant with Stunning Views

Prominent Location on Brixham Quay

Modern 'Urban Industrial' Style Décor Seating 32

Turnkey Operation Currently Closed

Rent of £11,000 Per Annum

£10,000 Leasehold

Licensed Catering Premises

15 The Quay, Brixham, Devon, TQ5 8AW

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 also an important fishing port with a colourful and busy harbour. This lock-up unit is situated on the first and second floors of 15 The Quay and overlooks Brixham harbour and port. The restaurant is part of a terrace of properties on The Quay, which fronts the main harbour where the local fishing boats unload their catches. This is the centre for the tourist trade in Brixham with a number of shops, cafes, restaurants and pubs.

DESCRIPTION
The restaurant premises previously traded as a licenced pizzeria and Caribbean restaurant. The restaurant, now closed, is available to purchase as a turnkey operation. We have been informed the premises was re-wired, re-plumbed and completely refurbished in February 2017. The décor is that of the modern Urban Industrial style with wooden tables with metal frame and modern plastic high back chairs. The ceiling is vaulted with wooden beams, there is exposed brick work to the walls and blackboard menus.

The premises comprises:-

GROUND FLOOR ENTRANCE
With stairs leading up to the first floor.

COMMERCIAL KITCHEN
17' 0" x 9' 10" (5.18m x 2.99m)
Non slip flooring, 2 large wall mounted extraction fan and Dumb Waiter. Polar prep counter with 6 topping wells, 2 Polar refrigeration units with stainless steel work tops, 2 counter top twin Pizza ovens, commercial dough mixer, large upright fridge and wall mounted boiler. Commercial dishwasher, large sink with drainer and stainless steel wash hand basin.

GENTS CLOAKROOM
With locked dry store area. Wash hand basin and separate cubicle with WC.

LADIES CLOAKROOM
With wash hand basin and separate cubicle with WC.

Stairs leading up to the second floor.

MAIN TRADE AREA
19' 3" x 26' 6" (5.87m x 8.08m)
With views across the harbour and providing seating for 30. Bespoke bar unit with back bar providing shelving for glassware. Stainless steel sink and drainer, 2 drinks fridges, Tassimo Coffee Machine, racking for wine bottles and dumb waiter. Service desk with electronic cash register.

GENERAL INFORMATION

RATEABLE VALUE
£5,000. Please note this is not Rates Payable. Small business rates relief may be available. For further information please contact the Local Billing Authority, Torbay Council, Tel. 01803 201201.

TENURE
The restaurant is available via an assignment of a 9 year lease from February 2017 at a rent of £11,000 per annum. The tenant has repairing and insuring obligations.

SERVICES
The premises is centrally heated and connected to all main services.

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

EPC RATING B

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