



# Pie Street

High Street, Totnes, Devon, TQ9 5RY



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**Tastefully Refurbished Licensed Café/Restaurant/Bar**  
**Seating 40+ Over Two Trade Floors**  
**Relaxed & Welcoming Atmosphere**  
**Marked Increase in Turnover Under Current Ownership**  
**Renowned for Providing Quality Handmade Pies**

## LOCATION

Totnes is an affluent and thriving town incredibly well supported by the local community and those from outlying towns and villages in the South Hams. It is a popular place to live and also a tourist destination. Commercial occupancy is very strong and there is always a demand for premises within the town.

Totnes is well connected, with the A385 leading to Paignton and Torbay (approximately 6 miles), the A381 leading to Newton Abbot (approximately 8 miles) and the A384 connecting to the A38 dual carriageway at Buckfastleigh approximately 7 miles. This in turn connects to the M5 at Exeter. Totnes has a mainline Railway Station with regular services to London, the Midlands and the North of England.

## DESCRIPTION

Pie Street, which has become an established brand name for quality handmade pies filled with the finest of ingredients, is a licensed café, restaurant & bar. Under the current ownership the premises has been sympathetically refurbished and various valuable inventory items replaced and upgraded. The trading hours have been extended, now opening at 8am to offer coffee, cakes and pastries with a wide variety of pies and accompaniments being offered from 12pm –with last orders 8.30pm Tuesday to Saturday, 7.30pm Sunday. There is a selection of hot and cold beverages available alongside a range of draught and bottled beers, ciders and wines. Pie Street continues to have extremely high ratings on TripAdvisor and is very popular with both locals and tourists alike. The restaurant is complimented by a strong takeaway and retail business. For further information please visit [www.piestreet.co.uk](http://www.piestreet.co.uk)

Ref No: 4525

**£36,000 Leasehold**

**Interested in this property?**

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The premises comprises:-

## **RECESSED ENTRANCE**

With terrazzo flooring leading into:-

## **GROUND FLOOR DINING AREA**

Inset coco fibre matting. Original wood flooring, panelled walls and 2 wall mounted Devola Wi-Fi Radiant heaters. Seating for 28 at bistro style wooden tables and chairs.

## **BAR SERVERY**

Bespoke bar area fitted with wooden counter, brass pillars and supporting glass shelving. Fitted back bar display, providing shelving for wines, spirits and glasses, under counter storage units. Under counter fridge, under counter python system and new under counter Ice-O-Matic ice machine. New electronic EPOS till, new San Remo coffee machine, new glass washer, stainless steel sink, double under-counter bottle fridge and upright wine chiller. **Café Servery Area.** Bespoke counter with storage shelves.

## **GENTS & LADIES/DISABLED CLOAKROOM**

## **FIRST FLOOR COCKTAIL/FURTHER SEATING AREA**

Central wooden staircase leading up to stylish circular mezzanine floor seating 14. Large skylight allowing ample natural light into the property.

## **COMMERCIAL KITCHEN**

With commercial non-slip flooring. Heated gantry with hot plate cupboard, Lincat heated pie cabinet, Indesit under counter fridge, new countertop deep fat fryer, Falcon gas grill and 6 ring gas hob with oven under. Ten tray Combi Steam Hobart Oven, commercial extraction system, commercial microwave, Polar under counter fridge and stainless-steel splash back. Wash hand basin, sink and drainer. Assorted stainless steel prep tables and wall mounted shelving.

## **CUPBOARD**

With hot water tank and bin storage.

## **REAR PREPARATION AND FRIDGE FREEZER ROOM**

Stainless steel prep area with John Hunt Little Champion cast iron Pie Press with heat element, compressed air component and crimper finish, microwave and blender. Double stainless steel sink unit with drainer. commercial dishwasher and wash hand basin. Polar large upright freezer, New Foster upright freezer and 2 upright fridges. Window with rear aspect.

## **GENERAL INFORMATION**

### **RATEABLE VALUE**

2023 List: £19,750. This is not Rates Payable. For information, we advise you to contact the Local Authority, South Hams Council.

### **TENURE**

Grade II listed premises held on a 10 year lease from September 2022. The lease has Full repairing and insuring obligations plus 50% share of cost for the repairs and upkeep of the whole building. The rent is £19,500 PA with 6 months rent deposit.

### **SERVICES**

We have been informed the premises is connected to all mains services.

### **INVENTORY**

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects. Two delivery mopeds are also included in the trade inventory.

### **STOCK**

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

### **EPC RATING B**

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Devon  
TQ1 1BB



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