

CAFE
UNIT 29 CROSSWAYS SHOPPING CENTRE
PAIGNTON TQ4 5BL



Town Centre Café / Restaurant to let

Currently closed but offered with furniture, equipment, fixtures and fittings as seen

Excellent business opportunity with low set up costs

Overall 5.27m (17'10") frontage and 16.6m (54') depth
Potential for over 50 covers plus outside seating

Not to be missed

Available for immediate occupation

Rent: £12,500 Per Annum

No Ingoing Premium

Ref 162583



Description:

A Lock-up Café/Restaurant premises, situated in a Town Centre location, at the entrance to Crossways Shopping Centre from Hyde Road.

The Café is offered with furniture, fixtures and fittings and equipment (as seen) and is an ideal opportunity for those looking to establish a business with low entry costs.

Briefly, the Accommodation comprises:

The property has a frontage of 5.27m (17'10") and a depth of 16.6m (54'0"), currently arranged with 15 tables.

KITCHEN AREA/SERVERY:

Microwave oven, deep fat fryers, griddle, stainless steel work surfaces, hot water still, Hobart commercial dishwasher, stainless steel sink, shelving, fridges, various other utensils.

To the front of the Shop, there is a Forecourt to Crossways Shopping Centre with potential for further outside tables and chairs.

FIRST FLOOR:

LADIES AND GENTS WC's

STORAGE:

5.3m (17'8")

STORE ROOM:

4.69m (15'0") x 5.1m (16'9")

Insurance/Service Charges:

The new lease will provide for the tenants to be responsible for 2.88% of the Building insurance premium.

The last years Building insurance premium was £12,762.74.

The lease provides for a service charge to cover external repairs and maintenance, external lighting, external cleaning, refuse collection, security and management.

The service charge is £1,500 per annum with increases linked to RPI.

Available to let on a New Lease of Flexible Length and Terms, suggested rent of £12,500 per annum, with no Ingoing Premium.



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.

VIEWING: By appointment with the Agents – BETTESWORTHS

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