



Ridgewater
Local • Independent • Experts

**Bedroom Restaurant/Cafe for Sale in Queens Road
Paignton**

£45,950

FLOOR PLAN



DESCRIPTION

Perfect lifestyle business for an experienced chef looking to own their own business. Ridgewater is pleased to offer this well-known Traditional Italian Cuisine Restaurant with space for 36 - 45 covers. It has been successfully owner operated for 16 years with the current owners running the business 4 days a week

Key features:

- Highly Popular with great reviews
- Excellent Trading Position
- 36 Covers with space for more if required for parties etc
- Fully equipped kitchen

Property Description

The restaurant benefits from low overheads and a new negotiable lease available on an FRI basis.

The dining area is surrounded by a wall of windows making the area bright and airy. The business is well equipped and decorated to a good standard with a traditional look.

Location: Located in Paignton Town Centre, the area benefits from high footfall and convenient pay and display parking nearby. Nearby is Paignton's main train and bus stations with links to all parts of the UK. The beach and harbour are only minutes' walk away. The town of Paignton is a vibrant busy seaside resort which brings in many tourists during the summer months.

Business: The business is operated by a Husband and Wife team and currently trades with a maximum of 15 covers per night, 4 nights a week. There is massive potential to increase turnover by extending opening hours and covers. With the premises currently eligible for small business tax relief, low rental and overheads, this business generates a good income and affords the owners with an enviable lifestyle.

Accommodation:

Dining Area - With space for a maximum of around 45 cover and bar area

Ladies and Gents customer Toilets

Fully fitted commercial kitchen with additional prep room and store room

Opening Times: Currently open 4 nights a week from 6pm to around 11pm

Business Rates: At the time of writing, 100% small business tax relief applies. Please make your own enquiries on the local Valuation Website (VOA)

Stock: Stock at valuation will be taken over by the purchaser at valuation on the day of completion

The current rent is £700 pcm and a new lease will be negotiated with the landlord.

Accounts available to interested parties after viewing etc

Legal Fees: The ingoing tenant to pay landlord's reasonable incurred lease assignment/setup fees

PHOTOS





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