



Geno's Cafe

304 Union Street, Torre, Torquay, Devon, TQ2 5QZ

Bettesworths



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Long Standing Café Business; Genuine Retirement Sale
Low Establishment Costs with Potential to Extend Trading Hours & Menu
Trade Area Comfortably Seating 43 Internally, 12 'Al Fresco'
Well Equipped Commercial Kitchen & Service Counter
Ideal Owner/Operator Lifestyle Business with Strong Net Profits

DESCRIPTION

Geno's Café is a long standing business under its current ownership since 1996. Although the café has been trading for a lot longer! The owners are now looking to retire. Geno's is a traditional daytime café with a loyal clientele occupying a very visible corner location on one of the main arterial roads into Torquay, which runs through the main holiday accommodation area towards the sea front. The café is also surrounded by large residential areas. The commercial area of Torre is located at the top of Torquay's town centre and is popular with a wide variety of independent businesses.

Geno's offers seating for 43 customers internally, the large picture windows to both sides of the premises provides the café with natural light creating a bright and airy space in which to enjoy the café's fayre. Geno's also benefits from a large outside seating area for circa 12. The business trades Monday-Friday 8am-3pm, extending to 9am-3pm on a Saturday, closed Sundays. Customers enjoy a range of freshly cooked breakfasts and lunches severed with a choice of hot or cold beverages.

Ref No: 4618

£40,000 Leasehold

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The premises comprises:-

MAIN TRADE AREA

25' 1" x 20' 4" (7.64m x 6.19m)

With two entrances, one from South Street opposite the zebra crossing, one off the pedestrianised area at the top of Union Street. Seating at a selection of tables with upright chairs and booths. Open plan area with:-

SERVICE COUNTER & KITCHEN

With large freestanding chiller display cabinet, hot water & steam boiler, cash register, large glass fronted drinks fridge and wall mounted blackboard menu.

Well equipped Kitchen with commercial catering equipment including; Commercial extraction, Polar fridge & Arctica freezer, stainless steel splash back and prep tables, Lincat 2 pot Bain Marie, 2 x table top deep fat fryers, contact griddle, double toastie machine, Dualit toaster and Sharpe commercial microwave. Wash hand basin and 1 ½ sink with drainer.

Door leading through to:-

LADIES CLOAKROOM

REAR COURTYARD

Covered area with **Gents Cloakroom, Store Room** with large upright freezer. **Bin Storage**. Exit to Union Street.

GENERAL INFORMATION

TENURE

The current lease expires in December 2024; however, we understand a new lease with internal & shopfront repairing and insuring obligations will be available via negotiation with the Landlord at a passing rent of £9,500 per annum.

BUSINESS

The café is owner operated with the assistance of a full time employee. The owners choose to trade until 3pm only and keep the turnover below the VAT threshold, whilst still producing a good level of net profit. Should the next proprietors wish to there is the potential to trade longer hours and extend the menu to increase the turnover and profits.

RATEABLE VALUE

2023 List: £9,400.

Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are to make their own enquiries with the Local Billing Authority, Torbay Council.

LEGAL FEES

The ingoing tenant to be responsible for Landlord's reasonable legal costs relating to the set up of the new lease.

SERVICES

The premises is connected to mains electricity, gas, 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 D

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