

The Orange Tree Restaurant

14-16 Park Hill Road, Torquay, Devon, TQ1 2AL





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**Elegant Restaurant Premises Offering Fine Dining
Located Close to Town, Major Hotels & Marina
Well Established with Potential for 40+ Covers**

**Trading 5 Evenings Only Providing Further Potential to Increase Business
Large 2 Bedroom Residential Accommodation**

LOCATION

The Orange Tree Restaurant, which is listed in Michelin Guide 2022 and has a 5 Star Hygiene rating, is located just metres away from Torquay's Hampton by Hilton, Premier Inn, Marina and Town Centre. Torquay is one of the three towns that make up the renowned 'English Riviera' together with Brixham and Paignton with over 3 million visitors to the area last year.

DESCRIPTION

Prestigious restaurant premises offering British & European cuisine to the discerning customer. The restaurant is decorated in the Mediterranean Rococo style offering elegant surroundings for its customers with spacious seating for 36. The premises benefits from versatile 2 bedroom residential accommodation with private entrance.

Ref No: 4344

£43,500 Leasehold

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The premises consists of:-

Pretty frontage with large picture windows and entrance leading directly into the:-

MAIN TRADE AREA

On entering the premises there is seating for 12 with front aspect. Feature stone & wood fireplace and gas flame fire.

Steps leading up to:-

SECOND TRADE AREA

With front aspect providing spacious customer seating for 16. Original stone fireplace with wood mantle.

To the rear:-

CONSERVATORY

Double glazed with seating for a further 8.

BAR & SERVICE AREA

Large upright drinks fridge, wine rack. **Service Counter** with large undercounter drinks fridge, shelving for glassware, shelving for spirits and optics. **Coffee and Dessert Prep Area**. MAGNIFICAS DeLonghi coffee machine, cutlery station.

LADIES AND GENTS CLOAKROOMS

Access to side alley and to the residential accommodation above.

COMMERCIAL KITCHEN

Fully equipped with commercial extraction, stainless steel prep tables, Salamander grill, 6 ring Zanussi Range, commercial microwave. Commercial countertop oven, counter top Lotus contact grill, heated pass, plate warmer and large upright Polar fridge. Steps up to **Prep Area** with stainless steel tables, wall mounted Multipoint Combi boiler and 2 fridges.

Exit to:-

COVERED YARD

Consisting of **Wash Up Area** with glass washer, industrial sink with drainer, Electrolux dishwasher, further commercial microwave, 2 large upright drinks fridges, large upright freezer and Becco fridge freezer. **Storage Area**. Side alley providing extra storage, chest freezers plus **Bin Store**.

RESIDENTIAL ACCOMMODATION

The accommodation, which is decorated to a high standard, is accessed through the restaurant or via the side alley leading to a small private patio area. Double-glazed front door leading through to:-

Entrance Hall, table & chairs, washing machine & iron. **Shower Room**. **Lounge Dining Area** with front aspect, dining table providing seating for 6. **Kitchenette** with undercounter fridge, microwave, toaster, kettle, inset 2 ring electric hob, sink with drainer, wall and floor mounted cupboards. **Master Bedroom** Large room with front aspect, plush double sofa, large king-size bed, dressing table, large flat screen TV and open fireplace. **Double Bedroom** with aspect to the rear and side. Large double wardrobe, large chest of drawers and **en-suite** with full bathroom suite.

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GENERAL INFORMATION

RATEABLE VALUE

2023 List: £8,800. Please note this is not Rates Payable. 100% Small Business Rate Relief will be available for eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

BUSINESS

The Orange Tree trades evenings only Tuesday-Saturday opening at 6pm with last orders at 9pm. These opening times have allowed for the owners to offer 2 sittings. The Husband & Wife Team supported by a kitchen porter, one part-time trainee, and one part-time waiting staff. Casual staff are available for the busier periods.

TENURE

The premises is held on a 15 year Fully Repairing & Insuring lease from March 2019. The current rent is £22,500 per annum.

SERVICES

All main services are connected to the premises.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects which includes the art work.

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 AWAITED

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