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THE HIDEAWAY CAFÉ

**24/25 FARADAY MILL BUSINESS PARK, FARADAY ROAD, PLYMOUTH,
DEVON, PL4 0ST**

- Thriving and well established daytime café and coffee shop.
- Envidable location in popular business park.
- Well presented and comprehensively fitted throughout.
- Excellent year round trade with healthy profits.
- Strong and loyal customer base.
- Secure lease. Viewing highly recommended



This thriving and long established business is located on Faraday Mill Business Park, approximately a mile or so from the main city centre of Plymouth. There is a number of similar purpose-built light industrial units on the park which ensures that the café benefits from an excellent and immediate local custom which, in turn, due to its excellent reputation, generates custom from all over Plymouth and the surrounding area.

Plymouth, with a population of over 250,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

The premises comprise a purpose-built lock-up light industrial unit which has been converted to provide a smart and well-appointed café area with comprehensively fitted commercial kitchen and preparation room to the ground floor with a separate family/creche area, office and customer toilet to the first floor. The property is well maintained and an early viewing appointment is highly recommended to fully appreciate the appeal and location of this well established and popular concern.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

CAFÉ AREA (8.65m x 7.75m maximum) A spacious and well-appointed café area with tiled floor, fluorescent lighting, chilled drinks unit, electric wall mounted heaters, wall mounted flat screen T.v, ice cream refrigerator, wall mounted menus, part panelled walls and covers for approximately 42 persons on upholstered bench seating and individual chairs with matching dining room tables.

SERVERY COUNTER With digital till, under counter chiller unit, refrigerator, coffee machine and shelving.

KITCHEN Comprehensively fitted and equipped throughout with extractor hood system, tiled floor, commercial clad walls, griddle, twin and single deep-fat fryers, two chest freezers, counter refrigeration unit, bain-maries, six ring commercial range, commercial toasters, commercial grill, hot plate, microwaves, stainless steel preparation counters and sink unit and various refrigeration. NOTE; the premises have a 5 Star hygiene rating.

FIRST FLOOR Approached off internal stairs from the café area.

FAMILY PLAYROOM An attractive secondary dining area comprising two interconnecting rooms, one of which is utilised as a creche and play area for children. The secondary area is utilised as an additional café area with wood effect floor covering, wall mounted ceiling and covers for 16 persons on individual dining room chairs with matching tables.

OFFICE/UTILITY AREA With wood effect floor covering, chest freezer, washing machine and florescent lighting.

OUTSIDE To the front and left hand side of the property is an allocated car parking spaces for 7/8 vehicles. In addition, there are further car parking facilities in and around the business park. In addition, there is 'roll out' picnic style seating to the front and side of the unit which can accommodate approximately 32 persons.

SERVICES We understand that the property benefits from all main services. The premises are protected by a CCTV security system.

THE BUSINESS

TRADE is that of a **THRIVING AND LONG ESTABLISHED CAFÉ AND COFFEE SHOP** which enjoys an enviable trading position in this popular business park on the fringe of the main city centre of Plymouth. The business has been in the **PRESENT OWNERSHIP** since September 1989 and over the last 35 years the vendors have established an enviable reputation with a consistent and loyal customer base which helps to ensure an excellent year round trade. The business is now only **OFFERED FOR SALE** due to personal circumstances.

We understand the business is open **DAYTIMES ONLY** from 7.30am until 2.00pm Monday to Thursday, 7am until 2.00pm on Friday, 7.30am until 1.30pm on Saturday and from 8.00am until 12 noon on a Sunday. It is currently **RUN** by 2 proprietors, together with pool of 7 part time staff and 2 casual Saturday staff. It should be noted that the current owners only work 2 and 3 days each, per week and it is felt that if new owners were more fully involved in the day to day operation of the business the number of required staff hours could be adjusted and wage costs could be reduced.

We understand that the **CURRENT MENU** includes a variety of light meals and snacks, filled rolls, sandwiches and baguettes, burgers, jacket potatoes, children's meals and a large selection of all day breakfasts.

The business enjoys an **ENVIABLE REPUTATION** for good quality food offered at a standard value for money complemented by an excellent and friendly service. It enjoys excellent reviews and a regular and consistent custom. It benefits from an **EXCELLENT YEAR ROUND TRADE** producing a **HEALTHY ANNUAL NET PROFIT**. Additional trading figures will be made available to serious prospective buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £2,000 - £3,000.

TENURE We understand that the premises are subject to a 12 year commercial lease from 2022 at a current rent of £4,200 per quarter, exclusive of rates, subject to rent reviews every 3 years and to internal repairing and insuring covenants. We understand that the lease is incorporated within the Landlord and tenant Act and subject to the standard renewal provisions.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office website (www.voa.gov.uk).

An ideal opportunity to acquire a popular and well established catering concern with a profitable and established year round custom.

Price :: Leasehold : Offers Invited SAV

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING

Our clients require that **all viewings must be arranged by prior appointment through our offices** . Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20** (24hr answering service).

MORTGAGES

Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.



