



RAYMONDS PIZZA, 15 BANK STREET, TEIGNMOUTH, DEVON, TQ14 8AW

Excellent high street position. Heart of popular South Devon coastal town. Modern lock-up premises, fully fitted and equipped with smart takeaway, kitchens/prep areas, stores and WC. Well established business. Easy hours. Turnover approx. £2,000 per week with EXCELLENT POTENTIAL TO DEVELOP. New lease available. Viewing highly recommended.

- **BUSY PIZZA AND KEBAB TAKEAWAY**
- **HIGH STREET LOCATION POPULAR COASTAL TOWN**
- **TAKEAWAY, SERVERY, PREP AREA, STOREROOMS AND WC**
- **TURNOVER APPROX. £2,000 PER WEEK**
- **EXCELLENT SCOPE FOR FUTURE DEVELOPMENT**
- **GREAT OPPORTUNITY**
- **VIEWING STRONGLY RECOMMENDED**

LEASEHOLD BUSINESS TRANSFER - PRICE £ 10,000 SAV

Part of the same family

HUNTLEY & PARTNERS

Miller Commercial 

Listers
PROPERTY CONSULTANTS

Miller Commercial 
VALUERS LIMITED



LOCATION:

Situated at the mouth of the broad Teign Estuary, Teignmouth has been a working port since the Middle Ages. It lies on the South Devon coast, close to many beaches, tourist resorts and the South West Coast Path. Teignmouth is easily accessible from some of Devon's main arterial routes [A380/A381, A379] and lies approx. 12 miles from the cathedral city of Exeter, where there is also access to the M5 motorway. The town has its own railway station with direct connections to Bristol and London Paddington. It became a fashionable seaside resort in Victorian times and has retained much of its late Georgian/early Victorian architecture including a Victorian Pier. The Esplanade along the seaside extends for nearly 2 miles. The town is renowned for its independent retailers, arts district and nearby golf course and has a population of around 15,000 [2021 Census].

DESCRIPTION:

This popular and well established pizza and kebab takeaway business is located in Bank Street, one of the main shopping thoroughfares within the busy and popular South Devon coastal town of Teignmouth. There are a full and varied selection of businesses represented nearby servicing the requirements of the local population as well as the many thousands of holidaymakers and tourists who visit and pass through the area during the summer season. Bank Street benefits from high levels of footfall and consequently the business has enjoyed a consistent all year round trade.

Bank Street is only a short walk from the sea-front and promenade and lies on the north bank of the estuary mouth of the River Teign. The premises are lock-up and briefly comprise a smart, well appointed takeaway unit with servery, store and stockrooms, together with customer toilets. The unit is comprehensively fitted and equipped throughout and an early viewing appointment is highly recommended to fully appreciate the location, appeal and undoubted future trading potential of the business.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR

TAKEAWAY AREA [4.32m x 2.01m] Tiled flooring and suspended ceiling, drinks display counter and menu display board.

SERVERY AREA [6.08m x 2.23m plus 2mx 1.5m] An L-shaped area, comprehensively fitted and equipped with double-decked pizza oven, two kebab machines, microwave, countertop griddle, twin countertop fryer, chip box and extraction canopy.

INNER HALLWAY [5.15m x 1.54m]

FREEZER ROOM/STORE [3.8m x 2.46m] With two chest freezers, stainless steel preparation table, floor-standing dough mixer and dough rolling machine.

FREEZER STORE/STOREROOM 2 [3.74m x 2.49m] With two upright fridges, preparation table and range of shelving.

SEPARATE WCS Both with WC and wash-hand basin.

SERVICES We understand that mains electricity, water and drainage are connected to the property.

BUSINESS:

TRADE is that of a **POPULAR AND WELL ESTABLISHED PIZZA AND KEBAB TAKEAWAY** which enjoys an enviable high street trading position in the heart of this popular South Devon coastal town.

The business was **ESTABLISHED** by our client in 2019 when the unit was fully equipped and refurbished. During this period it has operated successfully with a consistent year round trade.

It is only now **OFFERED FOR SALE** due to our client's other work commitments.

The business is **CURRENTLY RUN** by the vendor with some additional part-time staff as required. Due to our client's other work commitments, the shop is currently open Wednesday, Friday, Saturday and Sunday from 5.00pm to 8.00pm.

It should be stressed that these hours are restricted purely by choice. We understand that in the past, the shop has opened longer hours and it is envisaged that new owners will look to reinstate these in the future. Our client does not live locally and this combined with other work commitments is the reason for sale.

The business is **WELL ESTABLISHED** and over the years has had a strong and loyal customer base.

We understand that the **WEEKLY TAKINGS** amount to approximately £1,500 - £2,000. It should be stressed that, in the past, the business has enjoyed significantly higher levels of trade. It is felt that under new and enthusiastic ownership, by extending the opening hours and including a delivery service there is **EXCELLENT POTENTIAL** to increase sales and profits in future. Additional trading figures can 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 be nominal.

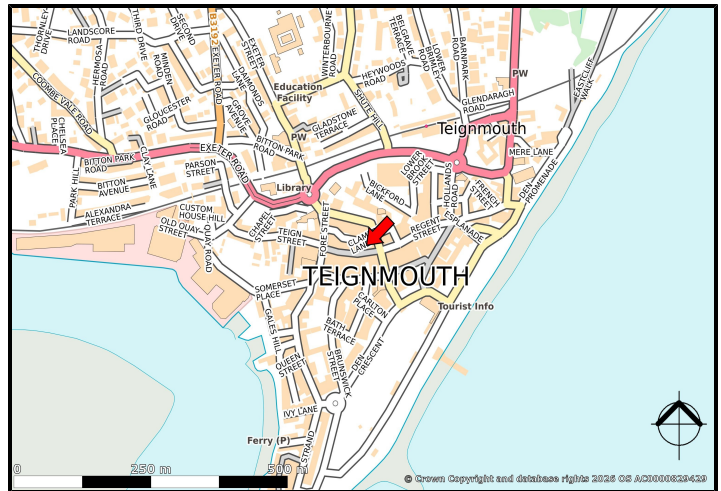
An excellent opportunity to acquire a well established takeaway which is well presented and equipped throughout which offers undoubted scope for future development.

TENURE / LEASE TERMS:

We understand that the premises are held on a 5 year commercial Lease from April 2023 at a current rent of £13,500 per annum, exclusive of rates, subject to rent reviews every third year, with the tenant responsible for the standard repairing and insuring covenants. We understand that the landlord will consider a new lease. For fuller details please contact the agents.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £8,800. To find out how much business rates will be payable there is a business rates estimator service via the website.

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (58).

VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact :-

Paul Goss on 07570 384544, 01752 206020

Email pg@listers.uk.com

Brian Hasell on 07570 384518, 01752 206020

Email bh@millers-commercial.co.uk

AGENTS NOTE: Huntley & Partners and Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is Mansion House, Princes Street, Truro TR1 2RF. VAT Registration No.159 0357 01.

Huntley and Partners is a trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

ANTI-MONEY LAUNDERING REGULATIONS: A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Part of the same family

HUNTLEY & PARTNERS

Miller Commercial 

Listers
PROPERTY CONSULTANTS

Miller Commercial 
VALUERS LIMITED