



The Old Brasserie 8 Foss Street
Dartmouth
£96,000

Freeborns
ESTATE AGENTS

A centrally located cafe/restaurant with guest rooms located in the historical part of Dartmouth in South Devon. Fronting a busy pedestrianised street and surrounded by both national and local retailers. The property comprises a ground floor seating area / service station, 1st floor kitchen and bedroom or additional seating area, 2nd floor with 3 en-suite guest rooms, 3rd floor with a further bedsit currently let on a rolling short term basis.



The Old Brasserie 8 Foss Street, Dartmouth, TQ6 9DW

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

GROUND FLOOR

CAFE 20'0" X 18'5" (6.12M X 5.63M)

SERVING STATION 6'9" X 12'2" (2.06M X 3.71M)

WASHING UP ROOM

MALE AND FEMALE CUSTOMER TOILETS

1ST FLOOR

BEDROOM 14'3" X 18'8" (4.35M X 5.70M)

KITCHEN 14'9" X 11'6" (4.52M X 3.52M)

Extraction and dumb waiter to downstairs.

LAUNDRY AREA / STORE 5'1" X 6'8" (1.56M X 2.05M)

Access to rear external stairs.

2ND FLOOR

3 X EN SUITE GUEST ROOMS

ROOM THREE 14'10" M X 8'11" (4.53 M X 2.72M)

(Including en suite).

ROOM TWO 14'10" M X 8'11" (4.53 M X 2.72M)

(Including en suite).

ROOM ONE 11'9" X 12'0" (3.59M X 3.66M)

(Excluding en suite).

3RD FLOOR

A large room with kitchenette, shower and separate WC, currently let on a rolling short term let. This room is available with or without vacant possession.

Currently open from 11am through until lunch and closing from November to May. There is considerable scope to expand the cafe side of the business.

There is also the opportunity to double the current number of covers by incorporating an under utilised 1st floor room. Alternatively this room and the bed sit can be converted to further expand the number of guest rooms.

SERVICES

Mains services are connected.

BUSINESS RATES

Rateable Value: £14,750.

LEASE TERM

25th March 2022 for 12 years with a review in March 2025 and every 3rd year thereafter.

RENT

£22,500 per annum (£5,625 payable per quarter).

EPC RATING - B

CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

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