



## TAKEAWAY PREMISES 31 THE STRAND, EXMOUTH, DEVON, EX8 1AQ

**LEASEHOLD: £19,000**

**REF: 2167**

Suite B, Castle View Barns, Woodmanton, Exeter, Devon, EX5 1HQ Tel: 01392 201262

Email: [info@stonesmith.co.uk](mailto:info@stonesmith.co.uk) Web: [www.stonesmith.co.uk](http://www.stonesmith.co.uk)

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## THE PROPERTY

Previously trading as a Chinese takeaway and completely refitted in 2021, 31 The Strand is a lockup turnkey takeaway premises which offers undoubted potential for alternative styles of trade and cuisines. Extremely well presented throughout and being offered with an extensive inventory to include a well-equipped commercial catering kitchen. The premises could also lend itself to alternative commercial uses, subject to the necessary consents. The opportunity offers incoming tenants the chance to create their own trading style and cuisine and establish a business with low in goings and overheads. The premises briefly comprise: - Customer Servery Area; Commercial Catering Kitchen; Office/Storeroom; Separate Wash Up Area; Staff WC and Two Further Storerooms.

## SITUATION

32 The Strand occupies a prominent trading position, enjoying all the considerable commercial advantages of a prime trading position amongst other complementary businesses and being situated in the centre of the popular and busy East Devon coastal town of Exmouth. The premises front The Strand, a large public square which is the focal point of the town centre. Exmouth is a sought-after coastal resort town situated on the Jurassic coast and designated as a World Heritage site by UNESCO. Exmouth has a resident population of around 48,000, although this increases substantially during the busy summer months. Exmouth's sandy beach has been long regarded a tourist attraction in its own right, stretching for around 2 miles. The cathedral city of Exeter with its easy access to the M5 motorway, intercity rail links and international airport is approximately 12 miles.

## INTERNAL DETAILS

Part glazed frontage with recessed entrance door leading into **Customer Servery Area** the main takeaway and customer ordering/waiting area with non-slip flooring, suspended ceilings, LED lighting, customer servery counter with serve over counter, work surfaces with storage under and glass fronted upright bottle fridge. **Hallway/Storage Area** with fully lined walls and non-slip flooring. **Office/Storeroom** with non-slip flooring and CCTV system. **Staff WC. Commercial Catering Kitchen** with tiled flooring, part stainless steel and part wipe clean clad walls, fitted with a comprehensive range of commercial catering equipment to include:- extractor system with stainless steel canopy and gas interlock system, Rational combi oven, twin floor standing deep fat fryer, wok cooker with 5 burners, 3 door commercial counter fridge with saladette over, stainless steel work benches with shelving below, stainless steel shelving, 4 pot bain-marie, stainless steel deep bowl sink unit, handbasin. **Rear Wash Up Area and Storeroom** with tiled flooring, stainless steel-clad walls, twin deep bowl stainless steel sink unit.

## EXTERNALLY

To the rear of the property is a **Bin Store Area**. An external staircase leads to a brick-built **Storeroom** with two store areas, ideal for fridges, freezers and dry goods.

## THE OPPORTUNITY

The premises offer a virtual blank canvas opportunity to develop a style of trade and cuisine to suit incoming operator's requirements, having previously traded for numerous years as a Chinese takeaway. There are also opportunities for alternative catering uses, or retail and commercial uses, subject to the necessary consents.

## BUSINESS RATES

We are advised that the business rates payable are currently nil after 100% business rates relief. For up-to-date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website [www.voa.gov.uk](http://www.voa.gov.uk).

## SERVICES

All mains services are currently connected, however any gas catering equipment will need to be changed to either electric or LPG and the appropriate installations undertaken. **Please note the fittings, equipment and services listed have not been tested by the agents.**

## TENURE

A new lease is available, the length of which is fully negotiable. The proposed commencing rent is £10,000 per annum. Full terms to be mutually agreed.

## EPC

Requested and to be confirmed.

## VIEWINGS

Strictly by appointment with the vendors sole selling agents. Tel: 01392 201262. Email [info@stonesmith.co.uk](mailto:info@stonesmith.co.uk)

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, the purchaser will be required to provide identification and proof of address. Your assistance is appreciated.

