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REF: DRO1215

## **‘Vintage Tea’**

**3 Fore Street,  
Totnes,  
Devon TQ9 5DA**

A DELIGHTFUL TEAROOM AND CAFÉ RECENTLY ESTABLISHED AND ALREADY  
ACHIEVING EXCEPTIONALLY HIGH TURNOVER FIGURES



BRIEFLY COMPRISING:- FRONT SHOP, CAFÉ WITH FORTY-ONE SEAT COVERS,  
KITCHEN, CUSTOMER CLOAKROOM, COURTYARD AND PARKING.

**\* \* \* Offers in the Region of £99,950 \* \* \***

[www.rendells.co.uk](http://www.rendells.co.uk)

## **‘Vintage Tea’, 3 Fore Street, Totnes**

### **SITUATION**

The business stands at the bottom of the very busy Fore Street, close to the river frontage and Vire Island. It stands in the most busiest of areas within this well protected Elizabethan town. It is complemented well by a variety of independent and multiple shops. Totnes has a mainline railway station, a very comprehensive range of shops and a cross section of population, which keeps this particular enterprise busy in all seasons; Totnes does however have an influx of visitors during the spring, summer and autumn. From Totnes there is easy accessibility to all the other centres of the area, with the coastlines of the South Hams and Torbay all within a short car journey, as is the Dartmoor National Park to the north-west. The town’s central position within the area assures it of a large catchment area of business.

### **ACCOMMODATION:**

#### **THE PREMISES**

Acquired by the landlord some two years ago, the property has been totally refurbished and renovated, providing not only an excellent premises in high order but also one that features considerable character. There is an archway through from the retail shop area, opening into the café area with its magnificent dome-light ceiling. Beyond the eatery is a newly created and fitted kitchen, and leading off the rear of the café, a small courtyard. To the far rear of the premises there is parking for two vehicles, with an access from a rear service lane. The property is finished to a high standard with electric heating from thermostatically controlled panels. Within the front shop area is an open fireplace and a built-in Aga inset to fireplace. The whole ambience of the shop and café creates a pleasing mind-set.

The premises comprise the following:

**Entrance Door to Shop** with recess window display to one side, with a frontage of 4.375m and a depth of 6.041m, with attractive fireplace with timber surround and mantle and inset tiled Victorian grate. To the rear end of the shop area and inset to a further fireplace is a Rayburn stove. The window depth and display extends to just over 1m. The shop offers considerable character and style, with a timber built shop counter with shelves below. There are ample power points and recessed lighting (the LED bulbs for the recessed lighting are with an eight year guarantee).

From the retail shop area there is access to the Café with the **Reception Area** narrowing alongside the preparatory counter and opening into a further area beyond. Within the cafe is seating for forty-one covers plus courtyard seating, including some seating within the retail shop area. The principle café area offering considerable light from a large lantern light and the glazed rear looks onto the rear courtyard.

The **Café** premises extends to 16.729m x 4.036m and is well served with power points, thermostatically controlled panel radiators with a very fashionable preparatory counter and bar with granite worktops, with both service areas and preparatory areas below. There is a range of shelving including wall displays, a 1½ tub stainless steel sink unit and refrigerator, freezer and cooler. To the rear of the café is access to a **Lobby**, off which is:

**Kitchen** 28' 7" x 8' 0" (8.718m x 2.460m) with a very comprehensive range of freestanding stainless steel worktops with shelves under, with four plate cooking range with oven under and filter over. There is ‘Ultra’ flooring, strip lighting, ample power points, stainless steel hand-wash basin and with cupboard housing ‘Albion Ultrasteel’ duel immersion hot water

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tank.

**Customer Cloakroom** with hand-wash basin, W.C. with tiled walls and extractor fan. Glazed door from rear of café to **Small Courtyard** with seating. Access to **Rear Forecourt Parking** with two spaces provided.

### **THE BUSINESS**

The business was set up just over two years ago following a major refurbishment of the premises, with the sole purpose of creating the current business. In its first two years, the business has created very attractive turnover figures and still has scope to continue to build on those.

The current vendors have many other commitments which have resulted in a higher than normal level of staff remunerations. The Vintage Tearooms would suit a buyer looking to run their own business hands on who would be able to take on what is now an established tea rooms in the busiest part of the town, already commanding a large catchment of regular customers and already achieving exceptional turnover figures.

The interior of the premises and its ambience will leave a desire for visitors to return and as well as all year round clientele, The Vintage Tearooms also benefit from a strong seasonal boost. Accounts can be made available to bona fide prospective purchases through their accountants. The current trading is through the front retail shop and the café but obviously the level of each side of the business is with the purchaser.

### **THE LEASE**

The lease will be a new term to be granted and will be on the basis of a full repairing and insuring agreement. It will include all fixtures and fittings (excluding any personal effects) and will be the subject of three-yearly rent reviews, with a commencement rent of £22,000.

**VIEWING:** By telephone appointment through Rendells Estate Agents, Tel: 01803 863888

### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### **DATA PROTECTION ACT 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Property Sharing Experts of which it is a member and The Westcountry TEAM for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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## ENERGY PERFORMANCE RATING:



**‘Vintage Tea’, 3 Fore Street, Totnes**

**FLOOR PLANS ARE FOR IDENTIFICATION ONLY AND NOT TO SCALE**

