



**Licensed cafe and restaurant which trades on a day time only basis with a self-contained 2 bedroomed apartment. With genuine potential to develop all aspects of the trade and also of interest to developers/investors as the premises has potential for alternative uses. Main Cafe/Restaurant Area (44), spacious Kitchen and Food Preparation Areas, Washup and Utility Area and enclosed Private Rear Garden. Occupying a prime trading position within the town centre of this popular and highly sought after South Hams estuary town. Ideal home and income, owner occupy or buy to let investment or development opportunity, priced to sell and viewing highly recommended.**

**ALLEY CATS DINER, 28 FORE STREET, KINGSBRIDGE, DEVON, TQ7 1NY  
FREEHOLD: £185,000 REF: 1935**

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Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.

## THE PROPERTY

Alley Cats Diner is a well-presented purpose equipped day time only licensed cafe and restaurant operating on purposefully restricted opening hours. The business offers potential for incoming operators to purchase a sought-after catering business with the benefit of a self-contained 2 bedroomed owner's apartment and with genuine potential to develop a style of trade to suit their own requirements and take advantage of the prominent and busy town centre trading position. A grade II listed freehold property, the premises are arranged to provide a lock up cafe and restaurant with extensive kitchen and ancillary facilities on the ground floor, which could be suitable for alternative uses such as retail or as a professional office and with further potential for possible residential development, subject to the necessary consents. Above and with a separate independent entrance there is a self-contained residential apartment on the first floor. The property briefly comprises: - Main Cafe Restaurant with an American diner style and booth seating comfortably for 44 customers; spacious Commercial Catering Kitchen and separate Preparation Kitchen; Washup Area; Store Room/Utility Room; and Customer WC. On the first floor and with an independent pedestrian access to the side is a self-contained 2 Double Bedroom Apartment with Sitting Room, Kitchen/Dining Room and Family Shower Room. Externally, the property benefits from an enclosed Private Lawned Garden with various useful Store Rooms. The property is offered for sale in generally good condition throughout, and offers good quality accommodation for owner occupation or for investment purposes.

## SITUATION

Alley Cats Diner is situated in a prime trading location in the lower part of Fore Street, the principal retail and professional office location in the popular and attractive South Hams market town of Kingsbridge, an extremely affluent estuary town. With a resident population of around 5000 which is boosted considerably by visitors to the town throughout the year and particularly during the peak summer months, Kingsbridge also draws trade from the nearby coastal villages, hamlets and towns. Lying approximately 21 miles East of Plymouth, 17 South West of Torbay and 10 miles South of Dartmoor National Park, the South Hams enjoys one of the mildest climates in the UK and the area is widely regarded for its leisure, Yachting, Water Sport and marine activities and is truly a very special place in which to live and work. The sale of Alley Cats Diner represents a unique opportunity to purchase a licensed catering business with genuine potential for alternative uses and for investors/developers and an internal viewing is essential to fully appreciate all that these deceptively spacious premises have to offer.

## INTERNAL DETAILS

A short passage way from Fore Street leads to glazed double entrance doors into main **Cafe and Restaurant Area** with American diner style booth restaurant seating, upholstered bench seating and freestanding tables and chairs comfortably seating 44 customers with part wood panelled walls. Painted wood fronted bar and **Customer Servery** with cash register, coffee machine, coffee grinder, microwave oven, display shelving, stainless steel sink unit, work surfaces, open shelving, double glass fronted bottle fridge and under counter fridge.



**Customer WCs. Commercial Catering Kitchen** with tiled flooring, part stainless steel and part wipe clean clad walls, and comprising extractor system with stainless steel canopy over, gas cooker, hot plate, 2 table top deep fat fryers, 3 microwave ovens, stainless steel work benches with shelving below, stainless steel sink unit, CCTV monitor, wall shelving and stainless-steel hand basin. Through into **Preparation Kitchen** with tiled flooring, part tiled and part wipe clean clad walls with stainless steel work benches below, fridge freezer, 2 upright freezers, chest freezer, racked shelving door to rear and door into **Store Room/Utility Room** with space and plumbing for washing machine and tumble dryer and ample dry storage area. **Wash Up Area** with part tiled and part wipe clean clad walls deep bowl stainless steel unit, wall shelving and rack shelving.

**Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.**

## PRIVATE ACCOMMODATION

Situated on the first floor and being totally self contained with a separate independent entrance is the **Owner's Apartment** which briefly comprises: - with dual aspect to side. **Kitchen/Dining Room** with a range of base and wall mounted kitchen cupboards with complimentary work surfaces and a one and a half bowl stainless steel sink unit. French doors lead to a **Balcony Area** with steps down to the **Rear Garden. Bedroom 1**

a double room with built in double wardrobes and aspect to rear. **Bedroom 2** a double room with built in wardrobe and aspect to front. **Family Shower Room**, with a large corner shower and white suite.

### EXTERNAL DETAILS

To the rear of the property is an enclosed **Private Rear Garden** being mainly laid to lawn and West facing with a paved **Patio Area** range of useful **Outbuildings** and a **Staff WC**.



### THE BUSINESS

Alley Cats diner trades on a day time only basis as a licensed cafe and family restaurant. Through personal choice, our clients a working couple, trade the business of deliberately restricted hours to suit their family lifestyle offering a collection of hot and cold drinks, alcoholic and soft drinks, milkshakes as well as a simple and easy to prepare menu to include sandwiches, baguettes, panini's, burgers, all day breakfasts, fish and chips, daily specials, desserts, ice cream. The business benefits from a 5-star food hygiene rating. Alley Cats Diner does not currently have a website, although it does have a presence on Facebook and the business also benefits from numerous excellent reviews on Trip Advisor. Our clients have owned the business for 13 years.

### TRADING INFORMATION

Our clients have deliberately restricted the opening hours to fit in with their family lifestyle and consequently trade levels are kept below the VAT threshold. Full detailed trading information can be made available to interested parties following a formal viewing appointment.

### OPENING HOURS

The business trades from 10.30am till 2.30pm Monday – Saturday and is closed on Sundays. These hours are further restricted during the winter months and the business is closed for around 4/5 weeks of the year for holidays.



### CURRENT STAFFING

The business is run by our client's a husband and wife team, with 1-part time member of staff being employed.

### POTENTIAL

Our clients advise that there is potential to increase all aspects of the current trade with opportunities to extend the current opening hours as well as by opening into the evenings and developing a bistro style menu in the evenings, for which demand exists. There is also the potential for incoming operators to develop their own style of cuisine and trade in a manner to suit their own personal requirements. There are also opportunities for conversion of the ground floor of the premises for alternative uses including offices, retail or even residential, subject to the necessary planning consents. The premises offer's potential as an ideal home and income, or as a buy to let investment/development or by an owner occupier.



### EPC

Listed building and therefore exempt.

## RATING

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). We are advised that for the current year the business rates payable are £0.

## SERVICES

All mains services are connected to the subject property and we are advised that the services to the owner's accommodation are separate and therefore allow the premises to be split and rented out easily.



## PRICE & TENURE

£185,000 for the valuable freehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. Vacant possession upon completion.

**Agents note:** A flying freehold exists above the front passageway of the business, please contact the agents for further details.

## VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel: 01392 201262. Email: [info@stonesmith.co.uk](mailto:info@stonesmith.co.uk) You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm if it is still available.

## FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.

