



Well presented and partially equipped restaurant, cafe and retail premises occupying a prime trading position in a desirable and vibrant town centre trading location. Offering new tenants an opportunity for a bespoke fit out and to develop their own trading style. Attractive premises with Main customer Seating/Serving Area and Retail Space, Commercial Kitchen with Extensive Ancillary Facilities, First Floor Former Restaurant Space with a Preparation Kitchen. Impressive premises offering tremendous potential.

RESTAURANT & CAFE PREMISES
32A FORE STREET, TOPSHAM, EXETER, DEVON, EX3 0HD

LEASEHOLD: £10,000

REF: 2196

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262
Email: info@stonesmith.co.uk Web: www.stonesmith.co.uk

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

32A Fore Street occupies the entirety of a character Grade II Listed building set within Topsham Conservation Area. The premises have been completely refurbished in the last 5 years and offer incoming operators a blank canvas opportunity to develop a style of trade to suit their own requirements. Previously a licensed restaurant, the premises briefly comprises:- attractive ground floor Restaurant/Customer Servery and Retail Space; partially equipped Former Commercial Kitchen with Ancillary Facilities; first floor Former Restaurant Area; a Preparation Kitchen and Customer Toilets. An internal inspection is highly recommended in order to fully appreciate all that this versatile property has to offer.

Please note that the CocoLato name, branding and the majority of the trade inventory will be retained by our client.



SITUATION

32A Fore Street is situated in a prime trading position in the centre of the highly desirable, affluent and much sought after Estuary town of Topsham. Topsham is an attractive Devon town on the Exe Estuary and although close to Exeter, it maintains a distinct identity. Topsham is home to a population of approximately 5,000 residents and attracts visitors from Exeter (4 miles) and the surrounding towns and villages with its excellent range of amenities and with reputedly 80 businesses in the town. Topsham is also a popular sailing venue and destination for river cruises with the sea being approximately 6 miles further down the estuary. Topsham boasts excellent transport communications with a rail link to Exeter and Exmouth and easy access to the M5 motorway at Junction 30.



INTERNAL DETAILS – GROUND FLOOR

Main entrance door to front into **Entrance Hall** with stairs to the first floor and glazed entrance door on into the **Main Restaurant/Cafe/Retail Area** which is an attractive character room with stripped wood flooring, feature lighting, attractive feature windows to the front. Hatchway to lower ground floor **Cellar Storage Space**. **Understairs Store Cupboard**. **Commercial Catering Kitchen** presented to an exceptionally high standard with non-slip flooring, part tiled and part stainless-steel clad walls and fitted with a range of commercial catering equipment to include:- extractor system with stainless steel canopy and gas interlock system, stainless-steel work surfaces, 2 under counter fridges, under counter freezer, chest freezer, stainless-steel shelving, and a stainless-steel hand basin. **Wash Up Area** with non-slip flooring, fully tiled walls, 2 deep bowl stainless-steel sink units, stainless-steel shelving, commercial dishwasher, and 2 under counter freezers.



FIRST FLOOR

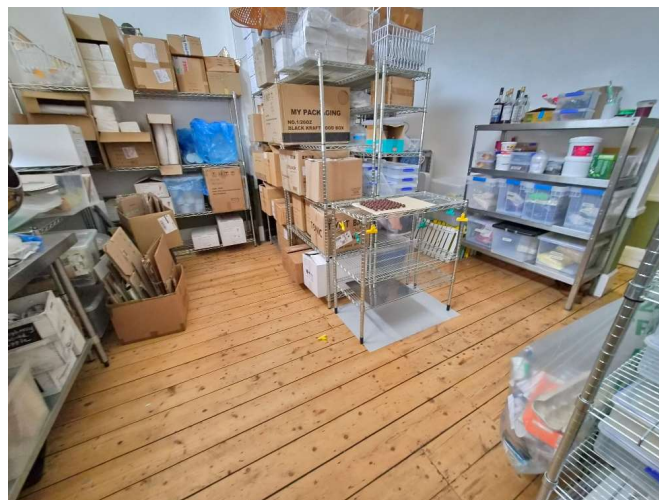
Further Restaurant/Seating Area currently used for storage and office space with attractive feature windows to the front, stripped wood flooring, original cast iron fireplace (disused), feature lighting. **Customer WCs**. **Preparation Kitchen** with non-slip flooring, part wipe clean clad walls fitted with a range of recently installed

base and wall mounted kitchen units and complementary worksurfaces with built in electric induction hob, extractor unit and a stainless-steel sink unit. **Store Cupboard.**



THE OPPORTUNITY

The business currently trades as a busy independent artisan chocolate and gelato shop, also offering fresh coffee and cakes. The premises boast a prominent town centre trading position and are presented to a high standard throughout, offering a partially equipped and fitted catering/hospitality business opportunity in a much sought-after and upmarket Devon estuary town. This is a blank canvas opportunity for incoming tenants to develop their own trading style and to trade in a manner to suit their own personal requirements, subject to the landlord's consent. An early appointment to view is highly recommended in order to fully appreciate all that this opportunity has to offer. **The premises are being sold without the name Cocolato and the majority of the fixtures, fittings, equipment and refrigeration as this will be retained by our client.**



PREMISES LICENCE

The premises has benefited from a premises licence issued by Exeter City Council permitting the sale of alcohol 7 days a week. Interested parties should make their own enquiries to Exeter City Council.

BUSINESS RATES

The rateable value from 1 April 2026 is £23,000. We are advised that the rates payable are £800 for the current year after discounts and reliefs. Further details available upon request.

SERVICES

All mains services are connected to the property.

PRICE & TENURE

£10,000 for the leasehold interest and the remaining trade inventory. The premises are held on the remainder of a 12-year full repairing and insuring lease from 9th January 2016. The current rent payable is £30,597.56 per annum, paid quarterly in advance. We are advised that the landlord is prepared to consider extending the lease term, subject to discussion and agreement with prospective tenants.

ENERGY PERFORMANCE CERTIFICATE RATING

C – 59.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agent. Tel:(01392)201262. Email: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.

