



DE WYNNS, 55 CHURCH STREET, FALMOUTH, TR11 3DS

£79,950

**Miller Commercial**



The business property specialists





## SUMMARY

ICONIC LICENSED DAYTIME COFFEE SHOP/CAFE (28 COVER)  
LGF LOUNGE (10 COVER)  
PROMINENT TRADING LOCATION IN HISTORIC HARBOUR TOWN  
EXTREMELY WELL PRESENTED & EQUIPPED  
FAVOURABLE LEASE TERMS

## LOCATION

De Wynns is situated in Church Street in the vibrant harbour town of Falmouth. Church Street is the principal pedestrian and vehicular thoroughfare through this beautiful town which has a number of national and niche retailers.

Falmouth has seen significant investment in recent years in commercial and residential infrastructure and also the Falmouth University, all of which has brought great prosperity and vibrancy to the town, which has been voted one of the most desirable places to live in the UK.

## THE PROPERTY/BUSINESS

De Wynns is both an iconic and indeed historic premises and business and is well known in the town, with an attractive bow multi pane window to the front, arranged over three floors with views to the rear of the harbour and is decorated and furnished to show off its historical integrity.

Arranged over three floors, one enters De Wynns at street level, entering the dining area, with stairs descending to De Wynns lounge with chairs and settees providing seating for 10/12 guests, with kitchen and preparation room off and cloakrooms leading to the external parts, whilst from the ground floor stairs to the first floor kitchen.

We understand De Wynns has traded on this site since 1982 and has been in our clients tenure since July 2017 which is now being sold due to other business commitments away from this sector.

The business currently trades as a business daytime coffee house/café serving a popular menu with home cooking and locally sourced produce. De Wynns offers breakfasts, sandwiches, light snacks and lunches, afternoon tea and variety of cakes, hot and cold soft drinks along with alcoholic beverages.

The business enjoys all year round trade with a boost during the summer months and in particular when the various events throughout the county take place.

The business trades from Monday to Saturday 10am through to 4pm, with extended hours in the summer months.

The turnover for the period 1st April 2017 to March 2018 is c. £95,000, with an operating Gross Profit of 50%.

Further accounting information will be made available subsequent to a viewing appointment in the normal manner.

## THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)  
NB : Floor Plan Available Upon Request.

### COFFEE SHOP

10.76m x 4.89m. A very impressive and delightful room with multi pane bay window to front elevation and further

multi pane window to the rear with views over the harbour. Wooden flooring and bench seating add to the charm of this room. Equipment includes undercounter drinks chillers, a serving station with dishwasher and two head Astoria coffee machine and separate grinder. Stainless steel wash up. Electronic cash register.

Stairs ascending to:-

### LOWER GROUND FLOOR

5.52m x 4.51m. With leather chairs and settees, coffee tables etc. Door through to storage area. Door through to further:-

### STORE/FREEZER ROOM

4.12m x 2.04m. Commercial non slip flooring, wipeable walls, stainless steel drainer unit, work benches, upright fridge and upright freezer. Stainless steel work bench and dumb waiter system. Two under counter fridges.

From inter-connecting inner hallway two wcs with pedestal wash hand basins.

From ground floor stairs ascending to:-

### FIRST FLOOR KITCHEN

4.64m x 3.37m. Window to rear elevation with views over the harbour, commercial non-slip flooring, four ring electric hob and two ring induction hob, with extraction system over.

### NB

Full detailed Inventory of all trade fixtures and fittings to be sold with the sale free of lease/lien available upon request.

## OUTSIDE

With external access from the slipway to the rear of the property or from the lower ground floor access to the rear yard, with space for bins etc and also an outbuilding containing a tumble dryer and washing machine and upright freezer.

1 car parking space at rear.

## TENURE - LEASEHOLD

21 year Lease commenced November 2003, enjoying the Security of Tenure Provisions, i.e. Automatically renewable, on a full repairing and insuring basis (excluding the roof) at a current passing rental of £9,600 per annum, rising to £10,800 in November 2019 and £12,000 in November 2021.

## GENERAL INFORMATION

### CONTACT DETAILS

For further information or an appointment to view please contact Graham Timmins on 01872 247019 or via email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)



## INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

## BUSINESS RATES

We refer you to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) or call 0300-1234-171

## SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

## STOCK

To be taken at valuation

## VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.



**PLANS:** Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

**AGENTS NOTE:** Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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**VIEWING:** Strictly by prior appointment through Miller Commercial.



