



**TANDOORI SPICE RESTAURANT, FORE STREET, PROBUS,  
TR2 4JL**

**£19,950**

**Miller Commercial**   
The business property specialists



CURRENTLY TRADING AS A LICENSED INDIAN RESTAURANT  
 DUAL ASPECT SEATING AREA (45 COVER)  
 SPACIOUS SELF CONTAINED 3 BEDROOM OWNERS APARTMENT  
 SUITED TO A WIDE RANGE OF CATERING USES  
 EPC RATING: C74

## LOCATION

The business is centrally located in the village of Probus which lies approximately 6 miles east of the City of Truro. The village boasts a wide range of amenities including a post office, shop, primary school, public house and historic 16th Century Church.

The Cathedral City of Truro is the main administrative and commercial centre in Cornwall and has seen significant commercial and residential investment in recent years, making it a thriving and vibrant city with an Ofsted 'Outstanding' college, numerous secondary schools and a wide variety of national and niche retailers.

## THE PROPERTY

The business occupies the ground floor of a substantial detached property on Fore Street, the main thoroughfare through the village. The premises comprises an open plan bar and restaurant extending to approximately 870 Sq. Ft, well equipped commercial kitchen, storage areas and customer toilets.

To the front of the property is a large patio area with lapsed planning, (Aug 2005), for a sun lounge extension to enable the existing seating capacity to be significantly increased.

## THE BUSINESS

The business trades all year round and is open from Wednesday to Sunday from 5 - 10pm. In addition to the restaurant a take-away/delivery service is available and the business is operated by our clients with the assistance of 3-4 part time, casual members of staff. For further information regarding Tandoori Spice, please refer to our clients website: [tandoorispiceprobus.co.uk](http://tandoorispiceprobus.co.uk)

Trading accounts for the period ending 31st August 2017 show sales of £128,283 with a 66% gross profit margin and an adjusted net profit of @£44,000, (after making the usual adjustments for Directors Remuneration, Depreciation and notional rent).

## THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

### BAR AREA 7.325m x 4.081m (24'0" x 13'5")

Built In wooden bar servery with 2 double drinks fridges, Fagor glass washer, stainless steel sink, electronic till, Relaxed seating area with 2 sofas. Access To:

### INNER LOBBY

Cloaks area and customer toilets.

### DINING AREA 7.279m x 6.969m (23'11" x 22'10")

A light and airy dual aspect dining area with space for up to 50 diners.

Access to:

### COMMERCIAL KITCHEN 6.149m x 2.754m (20'2" x 9'0")

6 burner gas range with 3 vent extraction over, clay oven, 2 Parry fryers, Caterlux double hot cupboard, 2 stainless steel sink drainers, Polar Refrigeration upright fridge, wall mounted shelving, tiled floor.

Door to:

### REAR HALLWAY

Giving access to the side elevation, STAFF WC, BOILER ROOM, FIRST FLOOR FLAT and:

### FREEZER/STORE ROOM

3 chest freezers, Whirlpool Ice Machine. Wall mounted and freestanding shelving.

## OUTSIDE

To the front of the property is a large patio area.

## TENURE LEASEHOLD (LEASEHOLD)

The premises is offered with the benefit of a new lease within the Provision of the Landlord & Tenant Act 1954, on a proportional Repairing and Insuring Basis at a commencing rental of £20,000pa with all other terms to be negotiated.

## GENERAL INFORMATION

LOCAL AUTHORITY



Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is C74.

## PREMISES LICENCE

We understand the business currently holds a premises licence in respect the sale of liquor for consumption on and off the premises.

## BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>.

## 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.

## FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

## CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Graham Timmins on 01872 247019 or via email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk) or

Paul Collins on 01872 247029 or via email [pc@miller-commercial.co.uk](mailto:pc@miller-commercial.co.uk) or

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



