



NUMBER FIVE CAFE, 5 MARKET SQUARE, MEVAGISSEY,
CORNWALL, PL26 6UD

EPC:D79

£95,000

Miller Commercial



The business property specialists



HIGHLY SUCCESSFUL LICENSED CAFE (54 COVER)
 SOUGHT AFTER HARBOURSIDE VILLAGE
 BEAUTIFULLY PRESENTED
 TURNOVER £256,630 (Net)
 EPC RATING: D79

LOCATION

Number Five Cafe is situated in Market Square, which is one of the main pedestrian and vehicular thoroughfares through the sought after village of Mevagissey, just a 2 minute walk from the harbour front.

Mevagissey requires little introduction as one of the Country's most popular tourist destinations with its working harbour, quaint narrow streets and eclectic mix of independent retails, pubs and restaurants.

THE PROPERTY

Extending to approximately 1000 sq.ft, the cafe is arranged over 2 levels, with an informal seating area to the front and a bar area with more formal seating on a raised area to the rear, offering up to 54 covers in total.

The commercial kitchen is well equipped and to the rear is a staff toilet and a wash up/preparation area.

THE BUSINESS

Number Five Cafe was acquired by our client 3 years ago as a daytime-only cafe. During our client's tenure, the cafe has been completely refurbished and by extending the trading hours, they have successfully achieved a 100% increase in turnover.

During the main season, (Easter to the end of October), the cafe opens at 9am for breakfast through to 9pm, (closing daily between 3pm and

6pm), with hours reduced to 3 day opening, (Thursday through Saturday), during the quieter winter months.

The business is operated by our client with the assistance of up to 6 staff during the height of the summer.

Trading accounts for the year ending 31st March 2018 show sales of £256,630 and a gross profit margin of 64%.and a net profit of £53,185, (after making the usual adjustments for finance charges, motor expenses, depreciations, amortisation and a wage adjustment to allow for a husband and wife team in operation).

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

Glazed door with picture windows to either side giving access to:

MAIN SEATING AREA 9.107m x 3.107m (29'11" x 10'2")

A range of seating to include a built in window seat, informal armchairs and stools together with more traditional wooden tables and chairs. Part wood panelled walls. Wood effect Floor. Access to:

COMMERCIAL KITCHEN 7.330m x 2.168m (24'1" x 7'1")

Running parallel to the main seating area this could easily be opened into a theatre style kitchen, if desired.

Range of built-in wall and base units, Lincat 6 plate electric range with 5 vent extractor hood over. Lincat double fryer, Combi Steel double fryer, Polar under-counter double door fridge unit and Polar under-counter 4 drawer refrigerated unit, Polar under-

counter triple fridge, Polar counter-top salad chiller, Polar upright freezer, LEC under-counter freezer, Buffalo panini machine, 2 commercial microwaves, 2 Ace counter-top heated serving gantries, single stainless steel sink drainer, stainless steel work table, 2 hatches into the wash up area to the rear. Commercial non slip floor.

LOBBY AREA

Apollo upright double fridge. Access to:

CUSTOMER TOILET

WC, wall mounted wash hand basin, electric hand drier, freestanding baby changing unit, tiled floor.

WASH UP/PREPARATION AREA 7.192m x 1.220m (23'7" x 4'0")

Large stainless steel sink drainer, DC Series dishwasher, Beko washing machine, chest freezer, upright fridge, stainless steel workbench, tiled floor.

BAR/UPPER SEATING AREA 8.264m x 5.106m (27'1" x 16'9")

Accessed via 2 steps to the rear of the informal seating area.

Large built in wooden bar servery with Laspaziale 2 spout coffee machine, (March 2018), coffee grinder, DC Series glass washer, Beko under-counter freezer, Polar under-counter fridge, AA First water still, double upright glass drinks fridge.

Wooden tables and chairs with pendant lighting over providing 30 covers. Part wood panelled walls and wood effect flooring. Door and window to side elevation.

TENURE LEASEHOLD (LEASEHOLD)

The business is offered by way of the assignment of the existing lease which commenced 13th October

2014 for a term of 10 years at a passing rental of £15,500pa, (payable quarterly). We understand the provisions of the Landlord and Tenant Act 1954, Sections 24-28 will apply.

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is D79.

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 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:-

Beverley Northey on 01872 247031 or via email bn@miller-commercial.co.uk



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VIEWING: Strictly by prior appointment through Miller Commercial.

