

# BAHAMA MAMAS, 15 KILLIGREW STREET, FALMOUTH, TR11 3PN



- REFURBISHED BAR / RESTAURANT (65 COVER)
- POPULAR AREA OF FALMOUTH
- WELL EQUIPPED THROUGHOUT
- CONSISTENT SALES / PROFITS
- REMAINDER OF SECURE LEASE
- GENUINE REASON FOR SALE
- EPC - G174

**£115,000 LEASEHOLD**

## Miller Commercial

The business property specialists





## THE PROPERTY

Bahama Mama's is a three storey building located on The Moor in Falmouth which has, during our clients 6 year tenure (1 year as Bahama Mamas) undergone a top down refurbishment in terms building works, decor, branding and the equipment. The business has two principal trading areas, the bar / restaurant on the Ground Floor and a dining / function room on the First Floor, with an interesting mezzanine area. On the Second Floor are a number of rooms, currently used for storage.

## THE BUSINESS

The business has been in our clients tenure for 6 years (previously as the Q Bar) and was re-branded approximately 1 year ago to Bahama Mama's. The Net turnover for the year May 2018 is £223,098 with a Gross Profit level of 78.5% and an adjusted Net Profit of £68,713 (after deducting all normal overheads, including wages of £49,882). Further accounting information will be made available subsequent to a viewing appointment in the normal manner.

For further information see our clients website : [www.bahamamamas.co.uk](http://www.bahamamamas.co.uk)

## THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

### BAR/RESTAURANT

8.93m x 5.49m. A completely refurbished bar/restaurant with large picture windows and door to the front elevation, overlooking The Moor, which is a thriving and popular part of Falmouth. With wooden floor, feature exposed stone wall and decorative graphics and part wooden slated wall.

Wall mounted heating unit, tables and chairs for circa 30 covers. Built-in wooden bar/servery with 6 dispensing pumps, behind the bar a fully functional coffee machine and grinder, with 2 separate grinders, 2 stainless steel wash up sinks, 3 undercounter drinks chillers, electronic cash register, CCTV system, commercial non-slip flooring.

Stairs ascending to the:-

### MEZZANINE AND FIRST FLOOR

#### MEZZANINE FLOOR

4.02m x 3.40m. A seating area with wooden floor for circa 8 covers, also used as a DJ consol deck for playing music, overlooking the bar/restaurant. At mezzanine level a wc, wash hand basin.

Continuation of stairs to:-

### FIRST FLOOR

#### DINING ROOM/FUNCTION ROOM

Window to front elevation, wooden floor, part wooden walls and exposed stone. Tables and chairs for circa 20 covers. Door to:-

#### SECURE CUPBOARD

Housing CCTV equipment.

Through to:-

### COMMERCIAL KITCHEN AREAS

#### STORE AREA

3.69m x 2.23m. 1 x upright fridge, 1 x upright freezer, 1 x undercounter drinks chiller, 1 x commercial ice machine. Through to:-

#### COMMERCIAL KITCHEN

3.93m x 3.99m. A well equipped commercial



kitchen with 6 ring gas cooker, double oven below and 4 vent extraction system over. 2 deep fat fryers, stainless steel work benches, commercial dishwasher, 2 stainless steel wash up sinks, 1 x upright fridge, wipable walls and commercial non-slip flooring.

Stairs ascending to:-

## SECOND FLOOR

2 wc's, window to rear elevation. Door into area currently used for storage.

### ROOM 1

5.85m x 2.67m. Window to rear elevation. Through to:-

### ROOM 2

4.22m x 3.25m. Window to front elevation.

### ROOM 3

(access not available), understand this is used as a spirits store, window to front elevation.

## FLOOR PLAN

A Floor Plan of the building is available upon request.

## OUTSIDE

To the front of the property on the pavement tables and chairs for circa 8 covers.

## TENURE - LEASEHOLD

We understand the business is held by way of a 12 year lease commenced 14th January 2013, at a current passing rental of £16,000 per annum, on a full repairing and insuring basis, with rent reviews in January 2019 and 2022. We are advised the lease enjoys the Security of Tenure Provisions (Section 24 to 28 to apply) of the Landlord and Tenant Act 1954.

## 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 G174.

## 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.

## PREMISES LICENCE

We understand the premises has a relevant Licence in respect of the sale of intoxicating liquor 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:-

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



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**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.



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