



**COURTYARD DELI AND KITCHEN, 2 BELLS COURT, FALMOUTH,
CORNWALL, TR11 3AZ**

£100,000

Miller Commercial 
The business property specialists



SUMMARY

CAFE AND DELICATESSEN IN FALMOUTH
BEAUTIFUL REFURBISHED HISTORIC PREMISES
WITH UP TO 60 COVERS OVERALL
RENEWABLE COMMERCIAL LEASE
CONSISTENT SALES & PROFITS
GENUINE REASON FOR SALE
EPC: D98

LOCATION

The Courtyard Deli and Kitchen is situated in Bells Court, which is just off the main High Street, in the bustling harbour and Port which has seen significant growth and investment in recent years, due in part to the expansion of the University. Bells Court has several period properties, which are well known in the Falmouth fraternity and are visible off the main High Street.

As mentioned Falmouth is widely regarded as one of the most dynamic and fastest growing towns, joining the conurbation of Penryn, which has arguably the widest array of niche retailers and food outlets and is very popular with the locals and visitors who stay within the town and its environs, given the beautiful beaches and harbour.

THE PROPERTY

The Courtyard Deli and Kitchen operates from a period two storey building of natural stone elevations with a beautiful first floor seating area above a portico, with the courtyard to the front. The ground floor principally provides the retail area and commercial kitchen, with some seating and on the first floor is the primary dining/function areas, with an office and some stores. As mentioned, the property entrance is in fact the Courtyard, which provides a valuable seating area in the middle of Falmouth.

During our clients' 4 year tenure, the property has been subject to significant updating in terms of the property, the equipment levels (amassing to some circa £40,000 worth of value we are advised) and the on-line marketing.

THE BUSINESS

Our clients have owned the business since March 2015 (the business having previously traded for 7 years prior) and are now selling due to other work commitments away from the area and indeed sector.

The business trades as a daytime cafe and has an outside catering, wholesale of the macarons (commenced June 2018) and obviously the retail deli sales.

We are advised the combined turnover for the year end December 2018 was £202,748 (net of VAT), with approximately 70% being attributed to the cafe sales, which produced an overall combined gross profit level of 70.3% and an adjusted net profit of £51,798 (after deducting all overheads and wages of £57,289). Further accounting information will of course be made available subject to a viewing appointment to interested parties. For further information regarding our clients' please see the website www.courtyarddeli.co.uk

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

RETAIL/CAFE AREA

A beautifully presented area with slate floor and exposed stone walls, with 2 windows and door to the front elevation. Central island for the display of goods, built in shelving for display, roll top display cabinet and wooden serving counter. Behind the counter a 3 door undercounter drinks chiller, coffee grinder and 2 head

Astoria coffee machine. Tables and chairs for circa 8 to 10 covers. Behind the serving counter through to:-

COMMERCIAL KITCHEN

Principal cooking implement being a 6 ring electric cooker, with double oven below (extraction system over) and a Rational combination oven. Upright stainless steel fridge, commercial dishwasher, 2 undercounter stainless storage units and stainless steel sink and drainer. Wipeable plastic walls. Dry store area. A full Inventory of the equipment is available to interested parties.

From the inner hallway, stairs ascending to the first floor, window to rear elevation. At the top of the stairs a storage room with 2 upright stainless steel fridges, shelving.

PRINCIPAL DINING/FUNCTION ROOM

A beautiful room with a feature fireplace, exposed stone wall and tables and chairs for circa 30 covers, including window seating (above the portico) for circa 10 persons. Door giving access to the private office, window to front elevation, shelving and space for desk and chairs etc.

FLOOR PLAN

A Floor Plan of the property is available upon request.

OUTSIDE

To the front of the property is a cobbled courtyard with 5 tables and chairs allowing for circa 20 covers, with parasols and potted plants, making this a very pleasant seating out area.

TENURE - LEASEHOLD

We understand the property is to be sold with the residue of a 10 year Landlord and Tenant (ie renewable) lease commenced June 2018 for an initial term of 10 years, at a passing rental of £12,400 per annum, with a

rent review on the 3rd and 6th year anniversaries.

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 D98.

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 property currently holds the relevant premises licence in respect 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



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.

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VIEWING: Strictly by prior appointment through Miller Commercial.

