CASA JUAN, THE SQUARE, MAWNAN SMITH, TR11 5EP

- WELL PRESENTED LICENSED RESTAURANT (35 COVERS)
- SOUGHT AFTER VILLAGE LOCATION NEAR THE HELFORD RIVER
- WELL EQUIPPED COMMERCIAL KITCHEN
- 3 BEDROOMED OWNERS APARTMENT
- EPC: C72: RESTAURANT
- E50: APARTMENT

£39,950 LEASEHOLD

Miller Commercial

The business property specialists

CORNWALL & SOUTH WEST 20 YEARS 1994 - 2014

LOCATION
Casa Juan is located in The Square in the sought after village of Mawnan Smith. Lined with cottages and historic architecture, the pretty village sits in an idyllic rural setting between the coastal town of Falmouth and the estuary of the Helford River. Due to its popularity, the village has seen several new residential developments in recent years and in addition to a growing population is also an extremely popular location for holiday makers due to the numerous nearby visitor attractions such as Trebah Gardens, St Anthony's Head and Glendurgen Gardens. The popular sailing waters of the Helford River are also easily accessible.

THE PROPERTY
Casa Juan is located in the main square with ample parking for customers to the front and comprises a well presented dining room for up to 35 diners, well equipped commercial kitchen, preparation room and bin storage area to the rear. To the first floor is a spacious 3 bedroomed apartment with dual aspect open plan living area and recently refitted kitchen.

THE BUSINESS
The restaurant was acquired by our clients approximately 3 years ago, (then trading as an Italian), and now trades from Tuesday to Saturday from 6 to 10pm offering freshly cooked Mediterranean cuisine. Whilst it is considered that there is scope to open the restaurant for lunch service, our clients choose to open evenings only due to their other work and personal commitments. The business is operated with the assistance of some occasional part-time waitresses at peak times.
For further information regarding the menus and opening times we refer you to our clients' website www.casajuan.co.uk

Trading accounts for the year ending 31st March 2019 show net sales of £82,426 with a gross profit of £49,683. Further accounting information will be made available to interested parties subsequent to a viewing in the normal manner.
Our clients currently occupy the flat, but the lease allows for this to be sublet on an Assured Shorthold Tenancy Agreement should accommodation not be required. This would then generate additional revenue of approximately £8,000pa.

THE ACCOMMODATION COMPRISES
(all areas and dimensions are approximate)

MAIN DINING AREA
12.247m x 4.935m, 2 picture windows to front elevation, built-in bar/servery with exposed stone front, to the rear, of which is a double drinks fridge, undercounter fridge, wall mounted shelving and overhead glass racks, Casio till. Freestanding tables and chairs providing up to 35 covers, wood effect lino flooring, window to side elevation. Doors to:-

REAR LOBBY

LADIES WC
WC, pedestal wash hand basin with mirror over, window to rear.

GENTS WC
WC, wall mounted wash basin with mirror over, window to rear elevation, built-in cleaning cupboard, door to rear.

COMMERCIAL KITCHEN
Lincat 6 burner gas range (2017) with 3 vent extraction hood over, Falcon grill, Cougar fryer, Buffalo fryer, Royal Catering hot cupboard/plate warmer (March 2019), Halcyon dish washer (Jan 19), double stainless steel sink drainer, range of stainless steel work benches, tiled floor. Door to:-

PREPARATION AREA
Single stainless steel sink drainer, Maidaid ice machine, Williams industrial stainless steel double fridge/freezer, Logik washing machine, Indesit tumble dryer, Hairer upright fridge. Door to side giving access to the square for bins etc.

OWNERS ACCOMMODATION
Independently accessed from the square via a doorway to the side of the restaurant.

HALLWAY
Laminate flooring, built-in airing cupboard, built-in storage/ cloaks cupboard. Door to:-

WC
WC, window to rear elevation, laminate floor.

BATHROOM
Pedestal wash hand basin, bath with electric shower, obscure window to rear elevation, lino floor.

BEDROOM 3
3.255m x 2.438m, picture window to front elevation.

BEDROOM 1
5.000m x 3.128m, picture window to front elevation.

BEDROOM 2
4.570m x 3.361m, picture window to rear elevation.

OPEN PLAN LIVING AREA
7.603m x 4.562m, dual aspect room with picture windows to both rear and side elevation.

LOUNGE AREA
With wall mounted electric fire.

DINING AREA

KITCHEN
Recently refitted with island.

TENURE - LEASEHOLD
The business is offered by way of the assignment of the existing 10 year lease which commenced 2nd August 2016 at a current passing rental of £16,000 per annum (to include the flat). A copy of the lease is available on request.

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 C72: Restaurant and E50: Apartment.

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

BUSINESS RATES
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search
We are advised that the premises is not currently subject to business rates.

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.

VAUE 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

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.

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