

# THE CORNISH VEGAN, 15 KENWYN STREET, TRURO, TR1 3BU



- MULTI AWARD WINNING VEGAN EATERY
- WELL PRESENTED & EQUIPPED THROUGHOUT
- HANDOVER & TRAINING PACKAGE INCLUDED
- EXTENSIVE CUSTOMER BASE THROUGHOUT THE REGION
- PREMISES SUITED TO OTHER FOOD GENRES
- EPC: C56

**GUIDE PRICE £50,000**  
**LEASEHOLD**

## Miller Commercial

The business property specialists





## LOCATION

The Cornish Vegan is situated on Kenwyn Street in the City of Truro which, has a resident population of approximately 20,000 and is the commercial centre for the county of Cornwall. The City boasts a range of national and niche retailers, has schooling for all ages, easy access to the nearby A30 and a station on the main Penzance to Paddington rail line.

## DESCRIPTION / THE BUSINESS

These delightful two storey premises have been upgraded by our client during their tenure with a pleasantly presented customer seating area, a well equipped commercial kitchen and a real boon for The Cornish Vegan is the enclosed courtyard to the rear elevation.

Our clients currently trade 5 days a week from Tuesday to Saturday inclusive with opening hours of 10am to 4pm and food is available from 11am to 3pm. In our opinion there is tremendous opportunity for growth through expanding the opening hours into the weekend evenings.

The business is operated by a husband and wife team with the assistance of a number of part-time employees.

Accounts for the year ending 31st May 2019 showed a turnover of £115,724. Full accounting information will be made available to prospective purchasers subject to a viewing appointment in the usual manner.

As previously alluded to The Cornish Vegan has quickly established itself as the County's leading vegan eatery and has won a number of awards including Cornwall Tourism Awards 2018/2019 Gold, South West England Tourism Excellence Awards 2018 to 2019 Gold and was featured in the Lonely Planet 2019/2020 Guide to Great Britain. In addition the business has achieved a Certificate of

Excellence from Trip Advisor for 2018 and 2019. Further information about the business and sample menus please visit our client's website [thecornishvegan.com](http://thecornishvegan.com)

## THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

### CUSTOMER SEATING AREA

A delightful room with wooden flooring, windows to the front elevation and tables and chairs for 32 covers.

### BAR/SERVERY

Comprising, wooden counter top, shelving, Belfast sink, coffee machine, fridge, Buffalo water boiler and an electronic cash register.

### REAR CORRIDOR

Access to side passageway, ladies and gents toilets, door to courtyard and stairs to;-

### KITCHEN

A well equipped commercial kitchen comprising in brief, twin stainless steel sink and drainer, commercial dishwasher, a selection of stainless steel tables, microwaves, 1 twin fryer, 1 single fryer, gas 6 ring oven and extractor. Door to fire escape.

### STORAGE ROOM 1

2 fridges and adjustable racking.

### STORAGE ROOM 2

Freezer and adjustable racking.

### OUTSIDE

As previously mentioned The Cornish Vegan is one of the few establishments within the City of Truro that enjoys an outside seating area with the courtyard to the rear affording approximately 16 covers.

## GENERAL INFORMATION

### LOCAL AUTHORITY

Cornwall Council



General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## TENURE - LEASEHOLD

The business is for sale by way of an assignment of the existing 15 year lease which commenced on the 13th August 2007 with a current passing rental of £15,300 per annum payable monthly in advance.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band C56.

## 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 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.

## CONTACT INFORMATION

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

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