



**THE DUCHY COFFEE SHOP, 10 FORE STREET, LOSTWITHIEL,
PL22 0BW**

£345,000

Miller Commercial 
The business property specialists



BEAUTIFULLY PRESENTED LICENSED COFFEE SHOP (24 COVER)
 2 ONE BEDROOM APARTMENTS
 GENUINE RETIREMENT SALE
 AVAILABLE FOR THE FIRST TIME IN NEARLY 20 YEARS
 CONSISTENT TRADE AND PROFITABILITY
 IDEAL FIRST VENTURE
 DELIGHTFUL MARKET TOWN
 VERSATILE ACCOMMODATION
 EPC RATING: D88
 EPC RATING (FIRST FLOOR FLAT): E42
 EPC RATING (SECOND FLOOR FLAT): E41

LOCATION

The Duchy Coffee Shop is situated in the heart of Lostwithiel, directly opposite the historic church of St Bartholomew, which dates back to the thirteenth century. Once an ancient Stannary Town, Lostwithiel is located in Central Cornwall in a wooded valley at the head of the estuary of the River Fowey. This historic town is famous for its Tudor Bridge and nearby Restormel Castle and is home to an eclectic mix of individual boutiques, antique shops, cafes and niche retailers. It has a station on the main London to Penzance Rail line and the arterial A390 connecting Devon and Cornwall passes through its centre. It is also within easy reach of some of Cornwall's most popular visitor attractions; the Eden Project being within 8 miles and Heligan Gardens within 15 miles, making it an ideal base for those wishing to explore the South East Coast of Cornwall.

MAIN SEATING AREA 5.374M x 3.784M (17'7" x 12'5")

Range of freestanding tables and chairs providing 24 covers. Window to front elevation with built in window seat. Part exposed stone walls. Wood effect laminate flooring. Access to:

THE PROPERTY

Originally a traditional two storey terraced property, the accommodation is now arranged over 3 floors following a loft conversion. to the first floor is a coffee shop with 24 covers and well equipped commercial kitchen. The coffee shop is accessed from Fore Street via a passage that leads between it and the neighbouring shop. this passageway also gives access to the commercial kitchen, a small courtyard area and the first and second floor apartments. At present, the 2 flats are occupied by our clients, however, these could easily be utilised as a 2/3 bedroom maisonette for a family, or could be let for residential or holiday use to generate additional revenue.

THE BUSINESS

The coffee shop has been in our clients tenure for the past 19 years and is now being offered for sale due to impending retirement.

Whilst Lostwithiel sees a healthy seasonal uplift during the summer months it also has a strong local following and trades all year round from 10am to 4pm Monday to Saturday. The business is operated by our client with one full time member of staff but it is considered that it would be easily manageable for a couple.

Trading accounts will be made available subject to a viewing appointment in the usual manner, we are advised that the business is currently trading below the VAT threshold through choice.

PREPARATION AREA 3.192M x 1.991M (10'6" x 6'6")

Built in base units with wall mounted shelving over. Small under counter fridge. 1 Spout Coffee Machine. Electronic Till.

Access to:

COMMERCIAL KITCHEN 6.154M x 3.070M (20'2" x 10'1")

Blue Seal Gas range, turbo fan commercial oven, 8 microwaves, range of base units, 4 upright fridges and 4

upright freezers. Door to side passageway:-

REAR SIDE COURTYARD

Access to Fore Street and to first and second floor accommodation.

FIRST FLOOR

STAFF/CUSTOMER WC

Close coupled wc, vanity wash hand basin, wall mounted hand dryer.

FIRST FLOOR APARTMENT

ENTRANCE LOBBY 1.766M x 1.129M (5'10" x 3'8")

Access into:-

LIVING ROOM 5.009M x 3.109M (16'5" x 10'2")

Window to front elevation. Access to:-

KITCHEN/DINER

3.042 x 3.726m into bay window. a range of fitted base and wall units with single drainer sink unit. Electric oven with gas hob over. Deep sill window to front elevation. Door to:-

BEDROOM 4.070M x 3.320M (13'4" x 10'11")

Large window to front elevation, built in wardrobes. Access to:-

BATHROOM

Bath with electric shower over, wc, pedestal wash hand basin.

SECOND FLOOR APARTMENT

LIVING ROOM

4.115m x 2.977m. A dual aspect room with a kitchenette area to include a range of base units and a single drainer sink unit, freestanding electric oven.

BATHROOM

Double shower, pedestal wash hand basin, wc, window to rear elevation.

BEDROOM

3.336m x 3.105m plus recess. Dual aspect room in the eaves with windows to front and rear elevation.

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 D88. The rating for the First Floor Flat is E42 and for the Second Floor Flat is E41.

PREMISES LICENCE

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

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.

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.



