

CAFE ART, THE DRILL HALL, CHAPEL STREET, ST IVES, TR26 2LR



- IMMEDIATELY AVAILABLE LEASEHOLD CAFE
- CENTRALLY LOCATED WITHIN ST IVES
- EPC: C66
- CURRENTLY TRADING BELOW THE VAT THRESHOLD
- IDEAL FIRST BUSINESS

GUIDE PRICE £47,500
LEASEHOLD

Miller Commercial

The business property specialists



SITUATION

Cafe Art is situated within The Old Drill Hall development just minutes from the Harbour front and centre of St Ives. St Ives needs little introduction as one of the South West's leading visitor destinations, attracting hundred's of thousands of visitors each year who come to see it's pretty cobbled streets, quaint fishermen's cottages, glorious sandy beaches and the internationally renowned Tate, St Ives. The Cafe also enjoys strong year round local trade and is one of the main venues for the St Ives Festival.

DESCRIPTION

Cafe Art is one of several tenants within this landmark development and enjoys the best position within the building with highly visible frontage onto Chapel Street which is one of the main thoroughfares into St Ives being close to a number of car parks and adjacent to one of the town's busiest bus stops.

THE BUSINESS

Cafe Art has been owned and operated by our client for several years with the assistance of part time staff during the busier periods. The business offers a range of Hot & Cold drinks and a selection of snacks including Sandwiches, Wraps, Salads and Toasties etc to eat in or take away. Our client currently trades day times only with opening hours between 10am & 4pm, the Cafe is utilised by a number of local groups and organisations during the evenings. It is felt there is scope to grow the turnover through expanding the menu & extending the opening hours. The business is currently trading below the vat threshold and accounts will be made available subject to a viewing appointment.

THE CAFE

Wooden flooring throughout, tables and chairs for circa 20 covers and the service counter behind which are located, fitted display shelving, under counter fridge & freezer, dishwasher, panini press, microwave, counter top bottle fridge, cake displays, cash register, Coffee Machine, stainless steel sink and a hand wash basin. Externally, the cafe benefits from an enclosed area of seating fronting on to Chapel Street with tables and chairs for 9 covers and a retractable canopy. Cafe Art has use of a storage shed and the buildings shared toilets.

TENURE

The business is being offered by way of a new 6 year proportional repairing and insuring lease at a commencing rental of £11,400 per annum, payable monthly in advance.

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

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 C66.

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.

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.



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.



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