

**THE CORNWALL CATERING COMPANY, 15B TRURO ROAD,
ST AUSTELL, PL25 5JE**



- ESTABLISHED OUTSIDE CATERING COMPANY
- CLIENT BASE THROUGHOUT MID CORNWALL
- BASED IN LOW COST LEASEHOLD PREMISES
- IDEAL FIRST BUSINESS VENTURE
- EPC:E117

£19,950 LEASEHOLD

Miller Commercial

The business property specialists



SITUATION

The Cornwall Catering Company is based in the town of St Austell and is ideally situated to operate throughout mid Cornwall with easy access to the A30 and the nearby A390.

DESCRIPTION

The business currently trades from leasehold premises of approximately 400 sqft that are comprehensively equipped with a range of catering equipment with the sale to include all Crockery, Cutlery, Glassware etc necessary to run a business of this nature.

Our client has operated the business for a number of years and has built up an enviable reputation within the region catering for business breakfasts, working lunches, corporate and private functions. For further information regarding the current tariffs and range of foods offerings available please visit our client's website www.cateringincornwall.co.uk

The accounts for the year ending 5th April show a turnover of circa £69,000 and full accounting information will be made available subject to a viewing in the normal manner.

ROOM 1

4.7m x 2.95m, with a stainless steel double Polar fridge and a range of shelving.

KITCHEN

4.3m x 3.90m, window to front elevation, stainless steel tables, double stainless steel Polar fridge, upright freezer, triple counter fridge, 5 ring electric oven, stainless steel sink and drainer, stainless steel hand wash basin and gas burner.

STORAGE ROOM

With fitted shelving.

STAFF WC

With hand wash basin.

TENURE - LEASEHOLD

Our clients currently rent the premises on an informal basis and we are advised that the landlord would be happy to offer a new repairing and insuring lease at a commencing rental in the region of £3,300 per annum.

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 E117.

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.

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 either:-

Paul Collins on 01872 247029 or via email pc@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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MILLER COMMERCIAL
 Cornwall's Most Active Agent
 8th Year Running



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