

# THE PASTY BAR, 5 FORE STREET, NEWQUAY, TR7 1HB



- NEWLY REFITTED PASTY & SANDWICH BAR
- IMMACULATELY PRESENTED THROUGHOUT
- POPULAR COASTAL RESORT
- IDEAL FIRST BUSINESS VENTURE WITH SIGNIFICANT POTENTIAL FOR GROWTH
- EPC: F130

**£39,950 LEASEHOLD**

## Miller Commercial

The business property specialists





## LOCATION

The Pasty Bar is situated on Fore Street which is located between the busy pedestrianised shopping centre and the popular beaches of Fistral and Pentire.

Located on Cornwall's North Coast, Newquay is one of the UK's most popular tourist destinations, boasting beautiful beaches that attract thousands of holiday makers each year and surfers from around the world.

## THE PROPERTY

Extending to approximately 965sqft, the Pasty Bar comprises an immaculately presented retail and seating area to the rear of which is a large preparation room, staff room/store room and wc. To the side of the main retail area is a secondary retail area with a serving hatch opening directly onto Fore Street which is used during the summer months for the sale of ice creams.

## THE BUSINESS

The business was established by our clients in March 2018, designed to compliment their existing pasty company in St Austell. The business is concerned with the sale of pasties, hot snacks, sandwiches, salads, soups and rolls, together with cold drinks and ice creams. Whilst our clients have invested significantly in the fabric of the building and equipment, it is now being reluctantly offered for sale due to the practical difficulties in servicing all their premises during the busy summer months.

Due to our clients other commitments, the business is fully staff run, and currently trades from 8am to 3pm during the winter months, extending to 8am to 5.30pm during the height of the summer. The business is typically closed

between the 1st November and the 1st March. Trading accounts will be made available to prospective purchasers subsequent to a viewing in the normal manner.

## THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

### MAIN SALES & SEATING AREA

Extensively equipped with a range of glass fronted heated display units, glass fronted chiller display units, fitted L shaped work surface with a range of cupboards under and feature tiling to ceiling level. further base units with laminated work surfaces. Bar seating in the window for 10 to 12 customers. Large Mafirol drinks fridge. Access to:-

### PREPARATION AREA

7.33m x 3.79m. Turbo fan commercial oven with extraction over, stainless steel work tables, Polar commercial upright fridge, Fracino 2 spout coffee machine, stainless steel double sink unit. Access to rear lobby. Door to:-

### STAFF WC

### STORE ROOM/OFFICE/STAFF AREA

7.7m x 2.82m. Door to rear.

### SECOND RETAIL SALES AREA

6.4m x 2.87m. Serving hatch opening directly onto Fore Street for the sale of ice creams.

### TENURE - LEASEHOLD

The business is offered for sale by way of the assignment of the existing 6 year lease which commenced 5th January 2018 at a current passing rental of £14,400 per annum. The rent is subject to 3 yearly rent reviews with a tenant only break in September 2020.

### GENERAL INFORMATION

LOCAL AUTHORITY



Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is F130.

## 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.

## 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:-

Beverly Northey on 01872 247031 or via email [bn@miller-commercial.co.uk](mailto:bn@miller-commercial.co.uk)



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**VIEWING:** Strictly by prior appointment through Miller Commercial.



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