

TRURO FARM SHOP, CAFE AND DELI, WALSINGHAM PLACE, TRURO, TR1 2RP



- SUCCESSFUL CATERING & RETAIL BUSINESS
- TRADING FROM HISTORIC CITY CENTRE PREMISES
- TURNOVER APPROACHING £400,000
- EPC: D84

GUIDE PRICE £94,500
LEASEHOLD

Miller Commercial

The business property specialists



HUGELY SUCCESSFUL CATERING & RETAIL BUSINESS
TRADING FROM HISTORIC CITY CENTRE PREMISES
TURNOVER APPROACHING £400,000
VIEWING STRONGLY RECOMMENDED
EPC: D84

LOCATION

Truro Farm Shop, Cafe and Deli is situated on Truro's historic Walsingham Place just moments from the centre of the City. Truro has a resident population in excess of 20,000 and is the most popular shopping destination within the County, boasting a range of national and niche retailers, schooling for all ages, a station on the main Penzance to Paddington rail line and is a short distance from the A30, the main arterial route through the county.

THE BUSINESS

Our clients have traded the business for several years and have enjoyed strong sales growth during this period, the building comprises a retail area stocking a wide array of local fayre including breads, vegetables, cheeses, local beers, wines and spirits with the remainder of the ground floor being taken up by the Cafe operation which is predominately run on a day time basis only with occasional evening pop ups.

The building offers tremendous scope for further growth as our clients primarily use the ground floor of the premises and on the first floor is an area of some 750 sqft ideally suited for private functions or use as a meeting room etc. Our clients also enjoy the use of an area of outside seating.

The most recent accounts show a turnover in the region of £384,000 and full accounting information will be made available subject to a viewing appointment in the usual manner. The business is now offered for sale by way of an assignment of the existing lease owing to our clients other business commitments.

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

GROUND FLOOR

Glazed double doors to:-

SHOP AREA

Comprising 2 display fridges, assorted fixed and freestanding shelving and display units, chilled counter, multi deck display fridge and a service counter with an Epos till, electronic scales and hand wash basin.

CAFE

Wood flooring, table and chairs for approximately 44 covers, small children's play area, wooden sideboard.

SERVICE COUNTER

Comprising a chilled display counter, Epos till, bottle fridge, stainless steel table, Burco electric oven and grill, microwave, dishwasher, twin sink and drainer, upright fridge and ice machine.

FIRST FLOOR

An impressive open plan area with exposed beams, window to side elevation and Velux windows in the roof.

TWO UNISEX TOILETS

One with baby changing area.

OFFICE/STORE

A spacious room with freestanding shelving, filing cabinets, desks and office chairs, exposed beams, window to side elevation, Velux windows in roof and fridge.

TENURE

The premises are available by way of an assignment of the existing 9 year proportional repairing lease at a passing rental of £15,000 per annum. A copy of the lease is available from the selling agents upon request.

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 the property is D84

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>

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



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VIEWING: Strictly by prior appointment through Miller Commercial.



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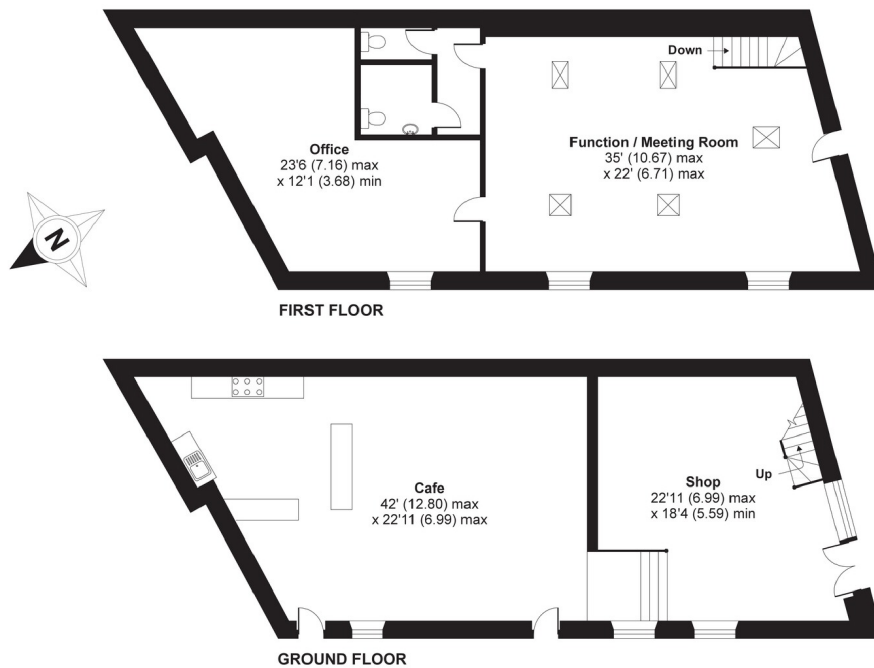
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Agency • Valuations • Tax Valuations • Property Management • Valuations • Tax Valuations • Property

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APPROX. GROSS INTERNAL FLOOR AREA 2595 SQ FT 241.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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