



**THE DINER, PAR RETAIL PARK, PAR MOOR ROAD, ST AUSTELL,  
CORNWALL, PL25 3RP**

**EPC:D81**

**£135,000**

**Miller Commercial**



The business property specialists





AMERICAN THEMED DINER/BAR  
 SUPERBLY PRESENTED & EQUIPPED  
 120 COVERS OVERALL (60 INSIDE & 60 OUTSIDE)  
 WELL EQUIPPED COMMERCIAL KITCHEN  
 NEW SECURE LEASE AVAILABLE  
 GENUINE REASON FOR SALE  
 EPC: D81

## LOCATION

The Diner is situated on a large commercial and retail trading estate on Par Moor Road, on the outskirts of St Austell. This is a well know commercial area which attracts high levels of customers and indeed passing trade given its high level of visibility and Free parking.

It is located next to the popular Kidz World site and the Range.

## THE PROPERTY/BUSINESS

We understand the diner was built by our clients in December 2016 at considerable cost and upon viewing the quality of the fixtures and fittings and overall presentation will be evident. The Diner has an Americana theme which we are advised is popular with locals, visitors and touring motor cycle/ car groups and for events. It won The Primary Times best family restaurant in Cornwall 2018.

The business is now being sold due to our clients' other business commitments within the County.

In terms of the trade, for the most recent year (March 2019) the business was operating on slightly limited opening hours, however, it has a turnover of we are advised of £386,000 (net of VAT), however, when trading all year, the turnover was up to £460,000 per annum, therefore, this is a significant business which can achieve very high levels of turnover. The gross profit level is we are advised 65% and the trading profile is typically 95% sit in and with 5% takeaway, which could of course be altered for new operators.

The business is to be sold fully equipped with all the fixtures and fittings (free of any lease or lien) and will be offered with the benefit of a new lease (see later section).

## THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

### DINER/BAR AREA

15.69m x 4.97m, an impressive area with tiled floor, wood and stainless steel panelling and cladding, booth seating for 60 covers. Air con unit and wall mounted heater. Raised bar, 2 pumps, Epos system, stainless steel sink unit and 2 double drinks chillers. 'Marco' coffee machine and separate grinder, glass washer.

### KITCHEN AREA

An impressive kitchen with a 4 plus 7 vent extraction system, 6 ring gas cooker commercial with oven (Blue Seal), 2 double fryers, eye level grill, chargrill, 6 pot bain marie, commercial non-slip flooring, 2 stainless steel undercounter fridges and 1 double undercounter stainless steel fridge.

### REAR KITCHEN

7.65m x 1.86m, commercial non-slip flooring, large stainless steel work top, 1 upright fridge, 1 upright freezer, pass through dishwasher, 3 door undercounter fridge, door to rear.

### OUTSIDE AREA

With bin store.

From the diner rear passage hallway giving access to the gents, disabled and ladies wc's, all tastefully completed and presented.

### OUTSIDE

Directly to the front of the diner a trade area with 6 trestle tables and some posuer seating, large jumbrella.

### CAR PARK

Unlimited Free car parking within facility.

### TENURE - LEASEHOLD

We are advised the business will be available with a new lease, which will enjoy the Security of Tenure Provisions Sections 24 to 28 to apply, with a passing rental of £15,000 per annum and a service charge of £4,413, with a 3 year rent review provision.

## BUSINESS RATES

We are advised the tenants pay £6,500 plus VAT per annum to the Head Landlord, which equates to 4% of the overall site.

## PREMISES LICENCE

We understand the business holds a relevant Premises Licence in respect of the sale of intoxicating liquor on and off the premises (copy available upon request).

## 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 D81.

## 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:-

Graham Timmins on 01872 247019 or via email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)



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



