TINTAGEL KITCHEN, 4 FORE STREET, TINTAGEL, PL34 0DA

- COASTAL LEASEHOLD CATERING BUSINESS
- PROMINENT ROADSIDE POSITION
- WELL EQUIPPED THROUGHOUT
- IDEAL FIRST BUSINESS VENTURE
- SCOPE TO EXPAND TURNOVER
- EPC: D84

GUIDE PRICE £42,500
LEASEHOLD

Miller Commercial
The business property specialists

CORNWALL & SOUTH WEST 20 YEARS 1994 - 2014

LOCATION

Tintagel Kitchen is situated in a prominent position on Fore Street the main vehicular and pedestrian route through the historic village of Tintagel. Tintagel is one of the county's most popular tourist destinations attracting hundreds of thousands of visitors year round with the subject premises being close to a number of the villages main car parks. The village has seen a significant uplift in visitor numbers in recent months thanks to the recently completed pedestrian bridge which allows for easier access to Tintagel Castle.

DESCRIPTION/BUSINESS

The subject premises are well presented throughout with tables and chairs for approximately 24 covers, a well equipped commercial kitchen with the added boon of extensive outside seating.
The business is operated by our clients on a seasonal basis trading in the daytimes only and accounts for the year ending 31st March 2019 show a turnover of £59,392.

In our opinion there is tremendous scope for growing the turnover through extending the opening hours in the peak season to offer breakfasts and a varied evening menu in addition to opening during the Public Holidays through the winter months.

THE ACCOMMODATION COMPRISES

MAIN DINING AREA

Comprising laminate flooring, windows to front and side elevation, tables and chairs for approximately 24 covers, ice cream conservator. Service counter with Epos till, 2 heated display cabinets, 2 double bottle fridges, Astoria coffee machine, coffee grinder, 2 under counter fridges, chest freezer and upright freezer.

COMMERCIAL KITCHEN

A well equipped Kitchen comprising in brief two triple counter fridges, Buffalo griddle, table top fryer, double Lincat fryer, Blue Seal turbo fan oven. Double sink and drainer, dishwasher, hand wash basin.

TOILET

With a close coupled w/c, hand wash basin and boiler cupboard.

OUTSIDE

Tintagel Kitchen has the significant advantage of an area of exterior seating for a further 24 covers.

TENURE - LEASEHOLD

The premises are being offered by way of a new proportional repairing and insuring lease at a commencing rental of £17,500 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 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.

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

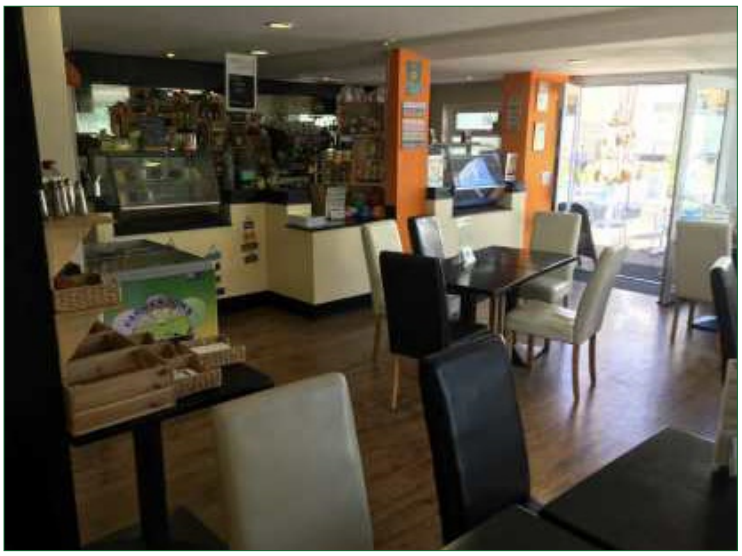
To be taken at valuation.

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 or
Beverley Northey on 01872 247031 or via email bn@miller-commercial.co.uk



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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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