

Miller Commercial

Chartered Surveyors and Business Property Specialists



Moganojax Pizza Takeaway And Deliveries, Unit 2, Agar Road, Pool TR15 3SF

- HIGHLY PROFITABLE CATERING BUSINESS
- IDEAL FAMILY OR FIRST BUSINESS VENTURE
- TRAINING AND HANDOVER INCLUDED
- ESTABLISHED FOR NEARLY 17 YEARS

Guide price £89,950 Leasehold

LOCATION

Moganojax Pizza Deliveries and Takeaway is located on an extremely busy industrial estate between the Historic Cornish Towns of Camborne and Redruth. The area has seen huge investment in recent years with a number of sizeable Housing developments and the nearby Heartlands heritage sight attracting visitors from across the region. The area has a combined population of Circa 35,000 with the business ideally located to service a number of nearby villages on the Coast including Portreath and Porthtowan which boast a significant number of Holiday Parks and Second Homes.

THE BUSINESS

A Pizza Business has operated from these premises for approaching 30 years, with the current owners having Established Moganojax as a family run business in 2003 at an alternate location, subsequently buying a competitors business and trading from the site for the past 12 years, Moganojax is now being offered for sale owing to their other commitments. The business currently trades evenings only from 5pm - 9pm Tues - Saturday inclusive with circa 99% of the turnover being achieved through the deliveries as opposed to customer collections.

Our client operates the business with the assistance of several part time employees including delivery drivers. For menus and additional images please visit our clients website www.moganojax.co.uk Accounts for the 10 months of trading ending March 2021 show sales of £145,559.33, full accounts will only be made available subject to a viewing appointment.

ACCOMMODATION

During our clients Tenure this mid Terraced commercial unit has benefited from significant investment to ensure that the business is able to cope with the growing demand for it's services. The premises are comprehensively equipped with 2 extraction canopies, several stainless steel tables, conveyer pizza oven, double pizza oven, chest freezers, 4 ring oven, small grill, 2 x double table top fryers, triple counter fridge, stainless steel upright freezer, assorted fridges and freezers, double sink and drainer and a hand wash basin. There is also a small office area with a drinks fridge and desk in addition to a staff toilet with Basin. Externally, the property has two parking spaces and bin storage to the rear.

TENURE

The premises are being offered by way of a new 5 year Full repairing and Insuring lease at a commencing rental of £325 per Calendar Month.

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 within Band E.(120)

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> which shows that the current rateable value is £4,000. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

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

Graham Timmins on 01872 247019 or via email gt@miller-commercial.co.uk

VIEWING: Strictly by prior appointment through Miller Commercial.

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]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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