



Restaurant/Bar Premises T/A Bridge Bistro,
4 Molesworth Street
Wadebridge PL27 7DA

Miller Commercial 
Chartered Surveyors and Business Property Specialists



Restaurant/Bar Premises T/A Bridge Bistro, 4 Molesworth Street

Wadebridge, PL27 7DA

Guide price £595,000 Freehold

An incredibly rare opportunity to acquire a Freehold Restaurant/Bar premises in one of the Counties most popular Towns. Currently trading as a successful Bistro the property is also considered suitable for a variety of other hospitality uses and an early viewing appointment is strongly recommended.

LOCATION

Wadebridge has long been acknowledged as one of Cornwall's most popular Towns and has benefited from significant investment in recent years, with a number of completed, and indeed, ongoing housing developments growing the population to circa 8,000. Wadebridge also attracts Hundred's of Thousands of visitors each year who come to stay in one of the many nearby Holiday Parks and Hotels and is also a popular starting point for The Camel Trail which links the town to Padstow, which is a journey of some 6 miles with many cycle hire outlets being located close to the property.

Molesworth Street is one of the main vehicular thoroughfares into Wadebridge especially for those coming from Bodmin, North Cornwall and Rock. The Building is situated in a highly visible location on Molesworth Street and is just moments from the River, Town Centre and several Car Parks.

THE CURRENT BUSINESS

Our clients have owned and operated the business as a husband and wife team for many years with the assistance of a number of full and part time employees. Since the onset of Covid our clients have, through choice, reduced the number of trading days to five with service from 12 noon- 2pm & 6pm - closing with a minimum order of two courses per head. The turnover for 2021 was

£247.647 which produced an impressive Gross profit of £194.336. Full accounts will only be made available following a viewing appointment.

THE PREMISES

The property which extends to circa 2,400 sqft has been lovingly renovated/refurbished during our clients tenure and now boasts 2 well presented customer dining/seating areas for circa 70-80 covers with the Lower ground floor housing the superb commercial kitchen, cellar, storage and ladies and gents toilets. Externally, to the rear of the building is a small open courtyard and a storage shed.



CUSTOMER SEATING AREAS

Having a range of fitted booths, Bench Seating and free standing tables and chairs, electric heating, large picture windows with electric blinds looking onto Molesworth street, wood effect laminate flooring and a contemporary wood burner. There is a fully equipped bar/servery in the main area comprising:- 2 x wine fridges, 2 x double bottle fridges, under counter fridge, coffee machine, coffee grinder, Hand wash basin, glass washer and epos till system. The restaurant area has its own reception counter with shelving, epos till and under counter fridge.

LOWER GROUND FLOOR

As denoted on our floor plan the LGF is divided into two sections with the first area being accessed from the main bar area which leads to the ladies and gents toilets, the cellar a small storage cupboard and has a door to the rear courtyard from the hallway. The Kitchen (described below) is accessed from the area titled as the Restaurant on the floor plan.

COMMERCIAL KITCHEN

The kitchen has been thoughtfully laid out by our chef client for ease of service and comprises in brief:- a wash up/prep area with a sink and drainer, stainless steel tables, stainless steel shelving, 2 x upright fridges, twin sink and drainer.

The main area comprises:- Two door counter fridge, two door combination fridge/freezer unit, heated pass, 2 x under counter fridges, 1 x under counter freezer, 2 x fryers, gas 6 ring oven, solid top range, chargrill, lincat grill, extractor canopy.

OUTSIDE

To the rear of the building is a small open courtyard and a store room housing spare catering equipment.

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

VIEWING: Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band C (53)

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact me on the number below.



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> which shows that the current rateable value is £20,250.

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.



Bridge Bistro & Bar

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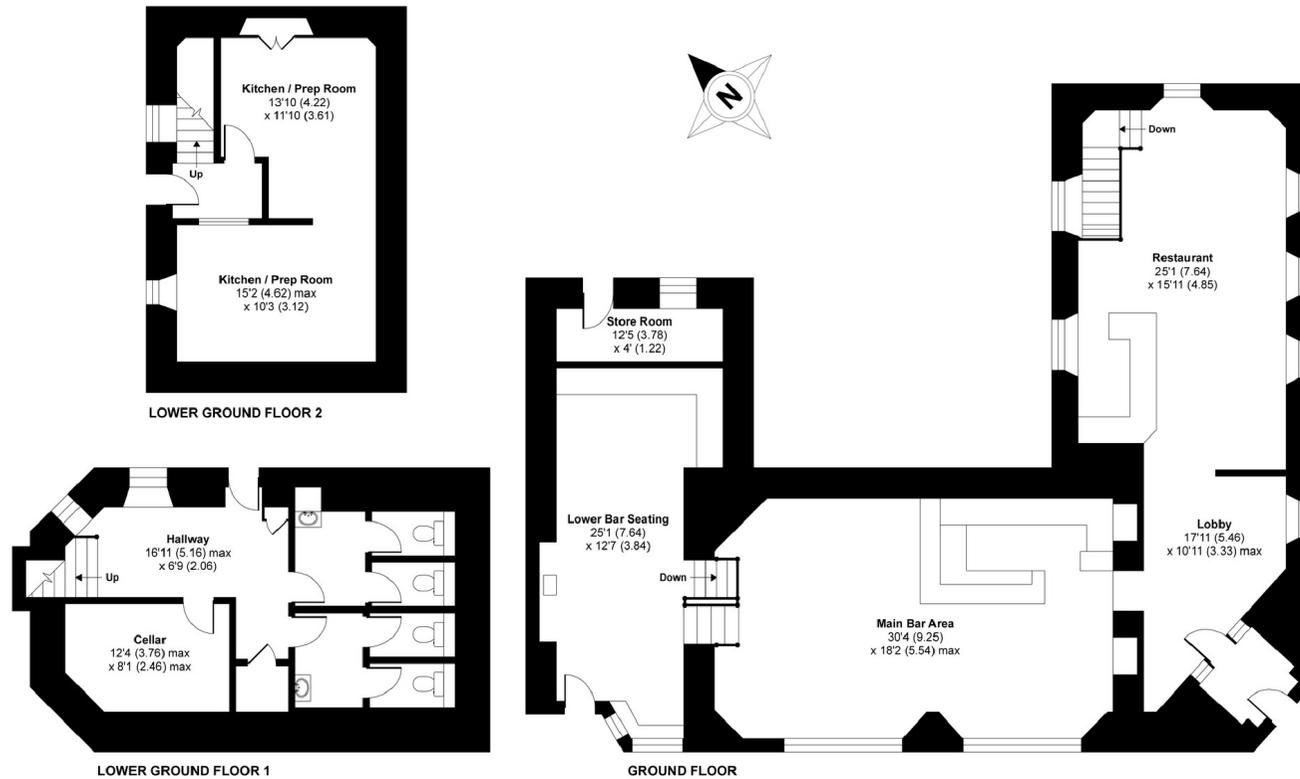
Bridge Bistro & Bar

Bridge
Bistro
01208 815342

Bridge Bistro, 2-4 Molesworth Street, Wadebridge, PL27 7DA

Total = 2368 sq ft / 219.9 sq m (excludes external store room)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Miller Commercial LLP. REF: 792365

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