



THE KRAB POT CAFE AND TAKE AWAY, 12 FORE STREET PORT ISAAC PL29 3RB

FOR SALE | Guide price £49,950 Leasehold

An opportunity to acquire a delightful Licensed Cafe & Takeaway in the heart of the Picturesque North Cornish village of Port Isaac which is the back drop to the highly successful Doc Martin Television series. The business is operated by our clients on a predominantly Daytime basis and offers tremendous scope for a new owner to grow the business further through evening opening in the Summer months.



Property Summary

- CHARACTER LICENCED CAFE/TAKEAWAY
- SITUATED IN THE HEART OF PORT ISAAC
- BEAUTIFULLY PRESENTED & WELL EQUIPPED
- ASSIGNMENT OF EXISTING LEASE
- IDEAL FIRST BUSINESS VENTURE
- EPC: E113

SAT NAV: PL29 3RB

LOCATION

The Krab Pot is situated in a prominent position on Fore Street, the main pedestrian and vehicular thoroughfare through the picturesque North Cornish village of Port Isaac. The village of Port Isaac requires little introduction, attracting thousands of visitors each year and is the backdrop to the highly successful television series 'Doc Martin'. The village is also home to the celebrity Shanty singers "The Fishermen's Friends" and is a popular stop off point for those walking the nearby SW coastal Footpath.

THE BUSINESS

The business is located within this attractive character filled period property and occupies the ground and first floor of the building. We understand that a catering business has operated from this location for in excess of 50 years with the current owners now selling due to business commitments elsewhere within the county. The Krab Pot offers a varied menu of hot and cold food to eat in or takeaway, utilising wherever possible fresh local produce including, locally caught seafood and a range of drinks including Cornish Ales, Ciders and Wines.

The business was operated by the current owners - a husband and wife team for the past c.4 Years, they have since employed local staff due to other business commitments but will utilise these staff in their other business if the new owners wish to run the café themselves and TUPE will not apply. The café is open daily 10.30am to 4.30pm with an advised turnover of circa £130,000 per year, and a healthy gross profit margin of 70%. Trading accounts for the year ending 30th April 2019 show sales of £129,957 with a gross profit margin of 73% and an adjusted net profit of £59,017, (after making the usual adjustments for bank charges, professional fees and the wage bill to reflect a couple in operation). Further accounting information will be made available to interested parties, following a viewing in the normal manner.

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

GROUND FLOOR

7m x 3.86m. With a door and window looking directly onto Fore Street. Wooden flooring, tables and chairs for 8 covers, feature Cornish range, high top counter/service point behind which are located a Buffalo oven, Caravell undercounter fridge with salad servery. Ice king freezer, Icking fridge, double bottle fridge, Casio till, Rancilio coffee machine, dishwasher, stainless steel sink and drainer, hand wash basin, a range of under counter storage units, fitted shelving, fridge and fridge/freezer.

FIRST FLOOR

PRINCIPAL DINING AREA

MAIN DINING AREA 4.94m x 3.96m. With an attractive arch topped window to the front elevation with built in window seat, wooden flooring, exposed stone walls, feature fireplace, table and chairs for approximately 24 covers.

REAR LOBBY

With access door to side, and door to w/c.

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 E113.

PREMISES LICENCE

We understand the business currently holds a premises licence in respect of the sale of liquor for consumption on and off the premises.

TENURE-LEASEHOLD

The business is available by way of an assignment of the remainder of the existing 15 year Lease which commenced on the 8th March 2013 on a full repairing and insuring basis, at a current passing rental of £29,360.04 Per annum, payable monthly in advance.

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.

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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The Krab Pot Cafe, Port Isaac, Port Isaac, PL29 3RB

Approximate Area = 524 sq ft / 48 sq m (includes void)
No residential only - Not to scale

