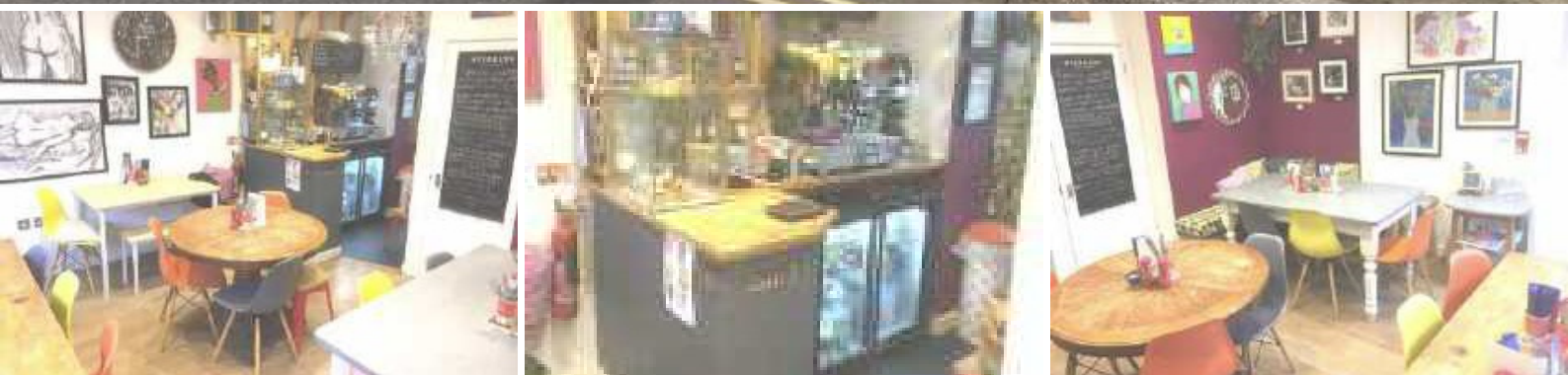


Miller Commercial



Chartered Surveyors and Business Property Specialists



Stargazy Cucina And Pantry, 24 Lower Market Street, Penryn TR10 8BG

- WELL PRESENTED LEASEHOLD CATERING/ RETAIL BUSINESS
- PROMINENT TOWN CENTRE LOCATION
- TREMENDOUS SCOPE FOR EXPANSION
- IDEAL FIRST BUSINESS VENTURE

Guide price £39,950 Leasehold

SITUATION

Stargazy Cafe is situated within the historic town of Penryn close to the cosmopolitan harbourside town of Falmouth. Penryn has seen significant investment in recent years owing to the rapid expansion of the Tremough Campus which provides accommodation and facilities to both Falmouth & Exeter Universities with the Falmouth & Penryn now playing host to in excess of 6,000 students. Penryn has numerous shoppers car parks, a range of independent shops and benefits from a station on the Falmouth to Truro branch line.

DESCRIPTION

Stargazy Cafe comprises the ground floor of this prominent period building and has been in our client's tenure for approximately 4 ½ Years. The premises are well presented throughout with a pleasant customer seating area and a well equipped commercial kitchen.

Our clients are currently trading the business on restricted trading hours of Wednesday, Thursday, Friday and Saturdays with service from 10am to 2pm! thus offering tremendous scope for growth for a new operator.

The accounts for the year ending 4th April 2020 show sales of £49798.10, full accounting information will be made available subject to a viewing appointment in the usual manner. Please note that for the year end April 2019 the turnover was in excess of £70,000.

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

CUSTOMER SEATING/RETAIL AREA

4.23m x 4.26m. With a range of fixed and free standing seating, large picture window onto Lower Market Street. Door to wc comprising toilet with hand wash basin and wall mounted heater. Counter Fridge and display shelving.

SERVICE COUNTER

Comprising, double bottle fridge, Fracino coffee machine, coffee grinder, electronic cash register, display shelving and hand wash basin.

COMMERCIAL KITCHEN

3.24m x 3.15m. Comprising in brief, freezer, dishwasher, double counter fridge, 1 ½ bowl sink and drainer, stainless steel tables, 2 under counter fridges, microwave, griddle, Berco electric oven and a sash window to the rear elevation affording views across Penryn.

TENURE - LEASEHOLD

The premises are being made available by way of an assignment of the existing 10 year lease which commenced on the 1st July 2016 at a passing rental of £9631.10 per annum. In addition the tenant currently pays £120 per calendar month as their contribution towards the utility bills.

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 C71.

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

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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