

# Miller Commercial

Chartered Surveyors and Business Property Specialists



## St Ives Pizza Company, Unit 7c Penbeagle Industrial Estate, St Ives TR26 2JH

- WELL ESTABLISHED PIZZA TAKEAWAY & DELIVERY BUSINESS
- SOUGHT AFTER COASTAL LOCATION
- CONSISTENTLY INCREASING SALES
- OFFERED BY WAY OF THE ASSIGNMENT OF THE EXISTING LEASE

**£89,950 Leasehold**



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)

**LOCATION**

Penbeagle Industrial Estate is situated on the outskirts of the sought after harbourside town of St Ives, which is considered to be one of the county's premier holiday destinations with its fine beaches and eclectic mix of shops and restaurants. St Ives enjoys high levels of visitors and holiday makers throughout the year with a substantial uplift during the main summer season.

With the current travel restrictions and high level of bookings being quoted by accommodation providers within the area it is anticipated that 2021 & 2022 will be the busiest Tourist seasons in recent times.

**THE PROPERTY**

Extending to approximately 580 sqft the business occupies a two storey unit and comprises a takeaway area to the ground floor with a well equipped theatre style kitchen and wc and storage area to the first floor.

**THE BUSINESS**

Originally established in 2013, the St Ives Pizza Company has been in our client's tenure for the past 8 years and is concerned with producing freshly made artisan pizzas for takeaway and delivery throughout St Ives and the surrounding area.

The business operates year round and is currently trading 5 evenings a week from 5pm to 8pm, and opening up to 6 evenings a week from 5pm to 8pm during the summer season. Our clients have also just started opening at lunchtimes from 11am - 2pm Tuesday to Friday. For further details regarding the trading hours and menu please visit our client's website [www.stivespizza.com](http://www.stivespizza.com)

We are advised that the turnover for the year ending March 2021 was £174,389.28. Full accounts will be made available subject to a viewing appointment in the usual manner.

**THE ACCOMMODATION COMPRISES**

(all areas and dimensions are approximate)

Large picture window to the front elevation with inset door to:-

**MAIN TAKEAWAY**

5.61m x 4.29m. 2 roll fronted display chillers, 2 Middleby marshall conveyer pizza ovens, large stainless steel fridge unit, 3 under counter fridges, Fracino Coffee Machine, epos till, Blizzard Griddle, Microwaves, range of base units with 1 ½ bowl stainless steel sink, dishwasher, wall mounted stainless steel hand sink, 2 stainless steel work benches, dough roller, commercial non-slip flooring.

**INNER REAR LOBBY**

Door to:-

**STAFF WC**

Low level wc, wall mounted basin, laminate floor.

**FIRST FLOOR**

5.65m x 5.25m. Window to side elevation, laminate floor, staff lockers, Adjustable shelving, Chest Freezers, Microwaves, Oven, Desk, Filing cabinet.

**DELIVERY VEHICLES**

The sale of the business includes a sign written Chevrolet Matiz (2007). And an electric Moped (Askoll ES Pro)

**TENURE - LEASEHOLD**

The business is offered for sale by way of the assignment of a 20 year lease which commenced 25th February 2013 at a current passing rental of £6,600 per annum with a break clause in February 2023. The Lease is excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II Sections 24-28.

**GENERAL INFORMATION****LOCAL AUTHORITY**

Corwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.corwall.gov.uk](http://www.corwall.gov.uk)

**ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Rating for this property is D83

**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>.

**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](mailto:pc@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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