



MAY WHETTER & GROSE



15B TRURO ROAD, ST AUSTELL, CORNWALL PL25 5JE
PRICE GUIDE £20,000

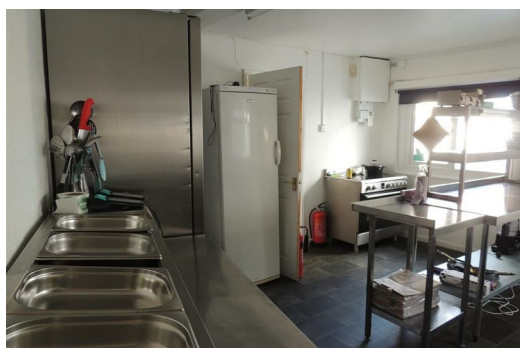
EXCELLENT BUSINESS OPPRTUNITY FOR SALE
NEW LEASEHOLD TERMS TO BE AGREED
CURRENT RENT £3,800 PER ANNUM

TOWN CENTRE COMMERCIAL KITCHEN

HIGH TRAFFIC WEBSITE

FULLY FITTED AND EQUIPPED
(CONTENTS LEVEL SUBJECT TO NEGOTIATED PRICE)

ONE PARKING SPACE



TENURE

The property is offered on a Leasehold basis with new terms to be negotiated and agreed.

The current rent is £3,800 per annum.

Insurance contributions are £118 per annum

BUSINESS RATES

Please see link below to the Business Rates Valuation

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/321486185>

Current rateable value (1 April 2023 to present) £3,500

WEBSITE

There is an well established active website associated with the business opportunity...

<https://cateringincornwall.co.uk/events-cornwall/>

The cost of website hosting is £160 per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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