



LICENSED BAKERY & BAR



LICENSED BAKERY & BAR, DISCOVERY QUAY FALMOUTH TR11 3XA

- Popular café & bar situated on Falmouth's busy Discovery Quay.
- Adjoining occupiers include Hub Box, Pizza Express, Tesco, Kona & the National Maritime Museum.
- Modern premises with full height glazing, well presented interior seating area, bar/counter, kitchen/prep room, WCs.
- Fully fitted and equipped.
- Rare outside seating area in popular Discovery Quay, close to harbour's edge and Pendennis Marina.
- Excellent business opportunity with further potential for business growth.



LEASEHOLD - GUIDE PRICE £35,000 FOR BUSINESS + F&F



LOCATION

The Bar & Bakery is situated in the heart of Falmouth, one of Cornwall's most popular coastal towns. The town, found on the south Cornish Coast, has a vibrant local population with a long maritime history and tradition, as well as the Arts. Falmouth has a high number of students studying at the local University and attracts a large number of tourists & visitors throughout the year due to its large harbour, coastline, beaches, attractions, events, restaurants and cafes.

Situated on Discovery Quay, the cafe is found amongst a busy selection of catering establishments to include Pizza Express, Hub Box, The Shed, Kona, & Lemon Twist all offering a diverse range of food and drink with outside seating around the square and overlooked by the National Maritime Museum, one of the county's more popular indoor attractions. The Square is well served by two large car parks, is within walking distance of the train station, and has a supermarket and Pendennis Marina nearby, attracting Super Yachts and regular visitors.

DESCRIPTION

The Bar is a popular cocktail and bakery establishment in a prominent terrace position with views to the Maritime Museum and Discovery Quay. The property benefits from fully glazed wide opening doors to the front, opening into the main café which is superbly presented with excellent décor, full height glazing to three elevations and good quality furniture, fixtures and fittings.

A bar servery is fully equipped with a range of commercial stainless appliances within the kitchen\prep area, with display shelves, and counters.

The cafe has built a loyal customer base, thanks to its commitment to quality service, delicious offerings, and a welcoming ambiance. This existing clientele provides a solid foundation for continued success by offering a potential buyer an excellent opportunity to acquire a well established, well presented and well equipped catering establishment with outside seating.

ACCOMMODATION (Areas are approximate)

Net internal width	-	9.09m	
Shop depth	-	8.93m	(max)
Net internal sales area	-	75.59 sq m	(813 sq ft)
Staff/Store	-	12.72 sq m	(137 sq ft)
Total Area	-	88.31 sq m	(950 sq ft)

THE BUSINESS

The cafe/bar is an all day catering establishment serving breakfasts, lunch, and cakes along with hot and cold beverages and cocktails.

Our clients currently run the business from morning through to as late as 11pm with 3 full time staff and 4 part time staff.

The cafe/bar is a very well located business in a popular waterside location with a wide pull of customers from regular locals, students, tourists, visitors to the museum and nearby marina. Offering an excellent opportunity to acquire a licensed venue, fitted and equipped in a busy coastal town.

ACCOUNTS

Please note that the trading name is not included in the sale. A purchaser will have to rename and rebrand the business.

Limited trading information is available upon request.

FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts. Please note some items may be leased.

LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council permitting the service of alcohol until midnight throughout the week, (It is a requirement under the Licensing Act 2003 that properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)

EPC

The premises has an EPC Rating of C under Certificate Reference Number 2294-6074-9339-8121-9727

TENURE

The premises are held on a leasehold basis on lease to expire 2029 at a passing rent of £23,000 per annum.

A copy of the lease is available upon request.





BUSINESS RATES

The property has a Rateable Value of £27,000. Prospective purchasers should confirm actual rates payable with Cornwall Council which may include discounts of up to 75% on rates payable.

GUIDE PRICE

£35,000 for the leasehold interest, business, fixtures, fittings and goodwill.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

FAO : Barney Peters
TEL : 01872 277397
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The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.





CHARTERED SURVEYORS

**COMMERCIAL, LICENSED & LEISURE
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The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.