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LA PINETA ITALIAN DELI
a little piece of Italy

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LA PINETA ITALIAN CAFE & DELI



LA PINETA ITALIAN DELI

4 LITTLE CASTLE STREET

TRURO, CORNWALL

TR1 3DL

- City centre Deli and Licensed Cafe and Restaurant
- Fully fitted and equipped in an Italian style offering retail shop, kitchen and first floor dining room
- A great opportunity to acquire a popular well presented catering & retail business in the City of Truro
- Adjoining occupiers include The Cornish Vegan, Archie Browns, Lawrence's Bakery, Wig and Pen
- Licensed, beautifully presented cafe/deli with seating for circa 30 covers



LEASEHOLD - GUIDE PRICE £49,950 FOR BUSINESS + F&F



LOCATION

La Pineta is situated in a central position within the attractive and popular cathedral city of Truro, Cornwall's principal shopping and commercial location with an estimated catchment population of circa 300,000 persons. Situated on Little Castle Street, the business is amongst a variety of specialist and niche commercial occupiers to include The Cornish Vegan, Lawrence's Bakery, Archie Browns and The Wig and Pen amongst others.

DESCRIPTION

A beautifully presented business, La Pineta is a bustling deli and licensed café offering authentic Italian produce, Italian coffee and lunches with an excellent reputation and following. The building has been adapted and decorated in a pleasing Mediterranean style, the ground floor benefiting from a glazed display window with a seating area. The retail display offers large counter with chilled cabinets displaying a range of deli produce, drinks snacks and fresh Italian food, breads, cured meats, cheese, antipasti and sweet treats. The deli serves delightful Italian pasta dishes, pizza, arancini, salads and paninis to eat in or takeaway. To the rear of the sales area is a fully equipped kitchen, with pizza oven, hot plates, commercial appliances, stainless worktops and shelving, with ample refrigeration and a separate larder store.

The first floor offers a full width dining room, set out with tables and chairs, decorated in an Italian style for circa 15 covers. 2 WCs and an office store is found to the rear.

ACCOMMODATION

(all measurements and dimensions are approximate and should be checked, maximum dimensions are shown)

Ground floor Seating and Sales	-	5.63m x 8.07m
Kitchen	-	4.58m x 4.38m
Larder Store	-	2.30m x 1.13m
First Floor 20 Cover Dining Room	-	5.50m x 3.82m
Office/Store	-	1.96m x 0.97m
2x WC's		

THE BUSINESS

La Pineta is a family-run Italian deli and catering establishment renowned for its authentic Italian ingredients, family recipes, and a selection of Italian wines, cocktails, and beers. Operating from 10 am to 4 pm, this well-located cafe/bar, in a popular Cornwall city spot attracts a diverse clientele, including regular locals, tourists, and visitors.

Situated in a bustling city centre position, La Pineta offers an excellent opportunity to acquire a licensed venue, fully equipped to serve a broad customer base. Widely celebrated for its high-quality, home-cooked traditional Italian food and beverages, La Pineta has become a beloved fixture in the community, drawing patrons from both near and far who appreciate its commitment to delivering an authentic Italian culinary experience.

ACCOUNTS

Trading information is available upon request.

FIXTURES & FITTINGS

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

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 D

Certificate Reference Number 0270-6981-0301-0660-8060

TENURE (Leasehold)

Term : 5 years from 10th March 2022, Outside the 1954 Act
Rent : £12,000 per annum, 3 year review
Break : 3rd anniversary of the lease





BUSINESS RATES

Current rateable value (1 April 2023 to present) £9,300

Prospective purchasers should confirm actual rates payable with Cornwall Council. We believe that 100% rate relief is applicable to qualifying occupiers.

GUIDE PRICE

£49,950 for the leasehold interest, business, fixtures, fittings and goodwill.

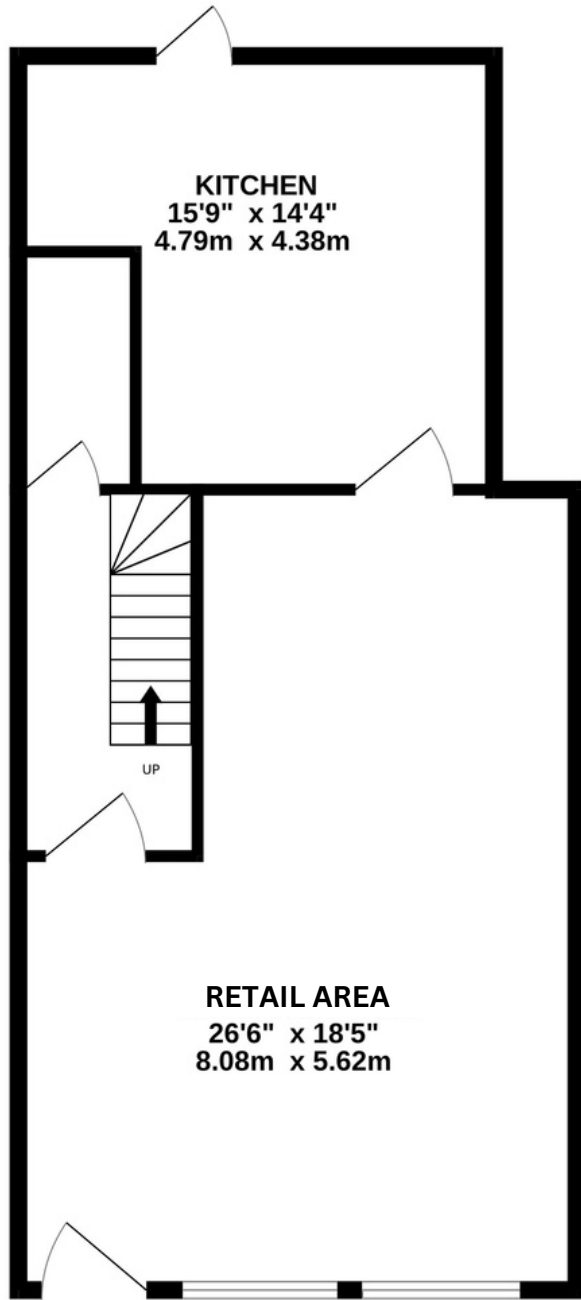
VIEWING/FURTHER INFORMATION

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

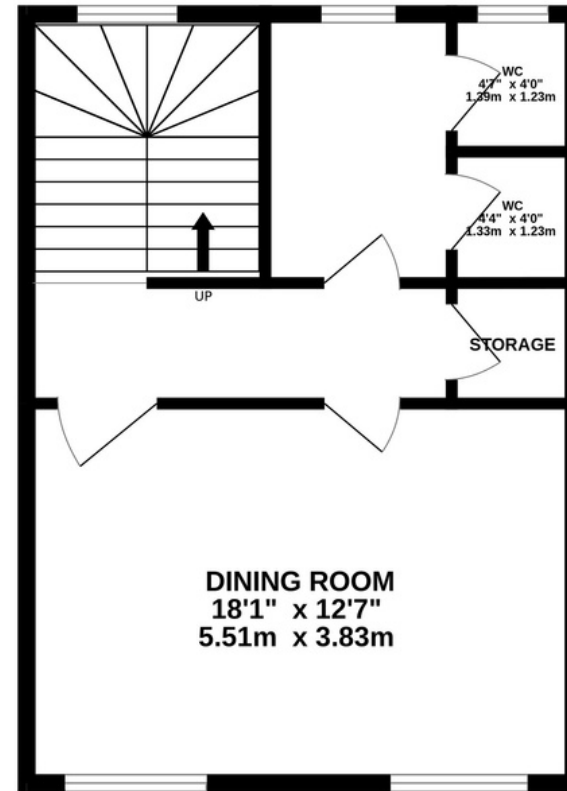
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The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us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



GROUND FLOOR



FIRST FLOOR





CHARTERED SURVEYORS

**COMMERCIAL, LICENSED & LEISURE
PROPERTY CONSULTANTS**

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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.