



LICENSED THAI RESTAURANT & APARTMENT

SBC
PROPERTY

THAI IN TOWN

23 CROSS STREET CAMBORNE

CORNWALL TR14 8ES

- Licensed Thai Restaurant in the centre of Camborne, West Cornwall
- Asian fine dining establishment
- Excellent reputation
- No. 1 Restaurant in Camborne
- Situated in the middle of Cross Street amongst specialist and local businesses
- Fully equipped kitchen
- Spacious 3 bedroom flat with separate kitchen



**LEASEHOLD - £14,400 PER ANNUM
£20,000 PREMIUM FOR BUSINESS AND F&F**



LOCATION

Thai In Town is located in the lively town of Camborne, central to both the north and south coasts of Cornwall. With easy links via road and train, Camborne offers accessibility to businesses, locals and holidaymakers; just a 30 minute drive in each direction brings you to one of the tranquil sandy beaches of the county. Camborne offers a rich heritage and mining, and is home to famous engineering pioneers such as Richard Trevithick and William Bickford. Overall, Camborne is a town with a rich history, natural beauty and a growing focus on regeneration and development.

DESCRIPTION

Our clients traded the family-run business a successful and popular authentic Thai restaurant, operating 5 days a week during the early evenings. Thai in Town is now available with vacant possession, offering an excellent opportunity to acquire a fully equipped restaurant with spacious living accommodation above, with the benefit of an excellent reputation. Thai in Town is a well-located business in the centre of Camborne (population circa 30,000 persons). It is situated in the middle of Cross Street, amongst specialist and local businesses. It is a short distance from the main car parks and prime retailing areas. Thai in Town is a popular catering establishment with a Rating of No1 Restaurant in Camborne and No2 Thai Restaurant in Cornwall (Tripadvisor). It also has a 5* Hygiene Rating.

The premises are fully equipped with a bespoke commercial kitchen, gas central heating, seating provided for 24 people which can also be increased to 34 covers, a bar area with stores, prep room, and WC to the rear. The kitchen is also equipped with a stainless steel extractor unit, double deep fat fryer, Falcon 5-burner wok range, fridge, freezer, Sharp heavy duty microwave, plate and food warming oven, catering dishwasher, double sink and drainer. Adjacent, lies a hallway with a separate rear entrance into the residential accommodation. An internal staircase leads to the first floor level incorporating three double bedrooms, lounge and a rear bathroom with a shower and toilet. Two of the double bedrooms overlook Cross Street.

LEGAL COSTS

Each party to bear their own cost with this transaction.

ACCOMMODATION (Areas are approximate)

Ground Floor

Seating Area	-	7.34M x 5.17M
Commercial Kitchen	-	5.83M x 3.01M (MAX)
Domestic kitchen Prep Room	-	3.37M x 3.28M
Gross internal area	-	2.22M x 3.33M
WC Store		

First Floor

Lounge	-	3.62M x 4.02M
Bedroom 1	-	3.45M x 4.02M
Bedroom 2	-	4.46M x 3.11M
Bedroom 3	-	3.63M x 3.59M
Bathroom 1	-	1.50M x 1.50M

TENURE

The Thai in town is offered by way of a new 5 year lease on tenant full repairing and insuring basis, subject to 3rd year rent review, at a commencing rent of £14,400 per annum (£1,200 per month), paid in advance.

PREMIUM

£20,000 for the business, goodwill, fixtures and fittings

Please note that the business is also offered for sale Freehold with offers invited in the region of £249,950 for the freehold, goodwill, fixtures and fittings.

EPC

Thai in Town has a EPC Rating of C under Certificate Reference Number 4505-6422-5052- 5081-8419

LICENCE

The property holds a premises licence, details 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.

BUSINESS RATES

The occupier is responsible for the business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available which may result in 100% rate relief. Rateable value £9,000.

VIEWING/FURTHER INFORMATION

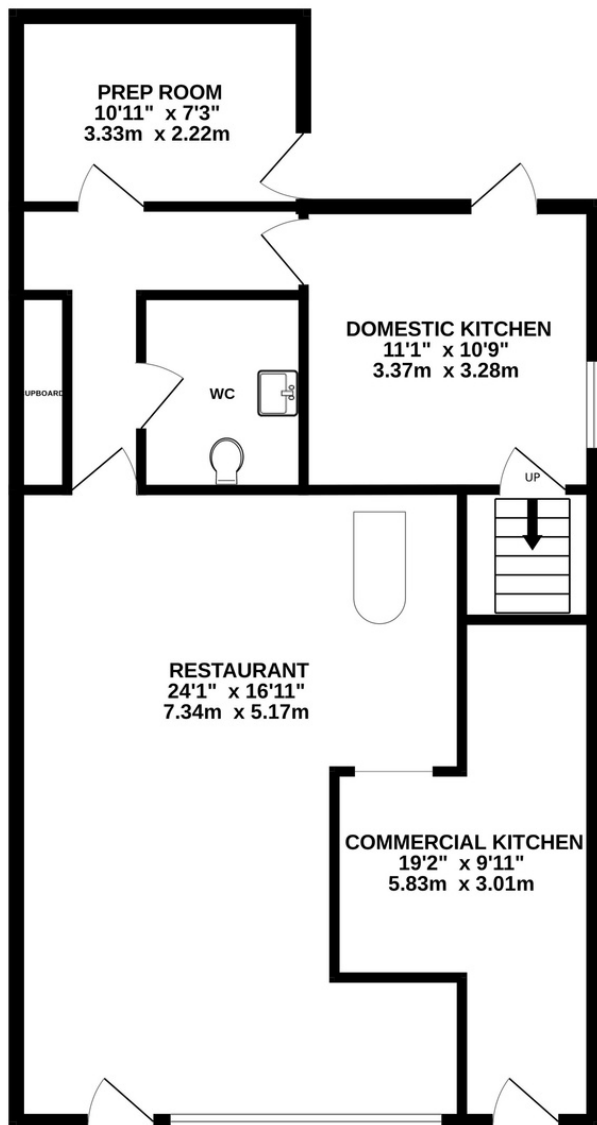
Viewing strictly by appointment with SBC Property the sole selling agents.

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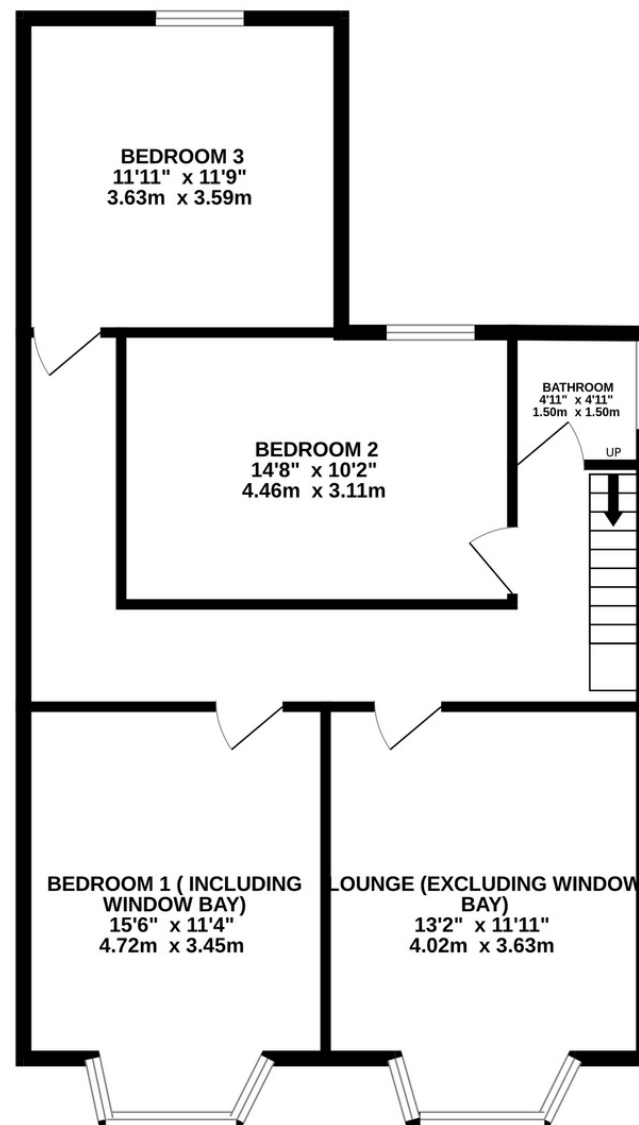
GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

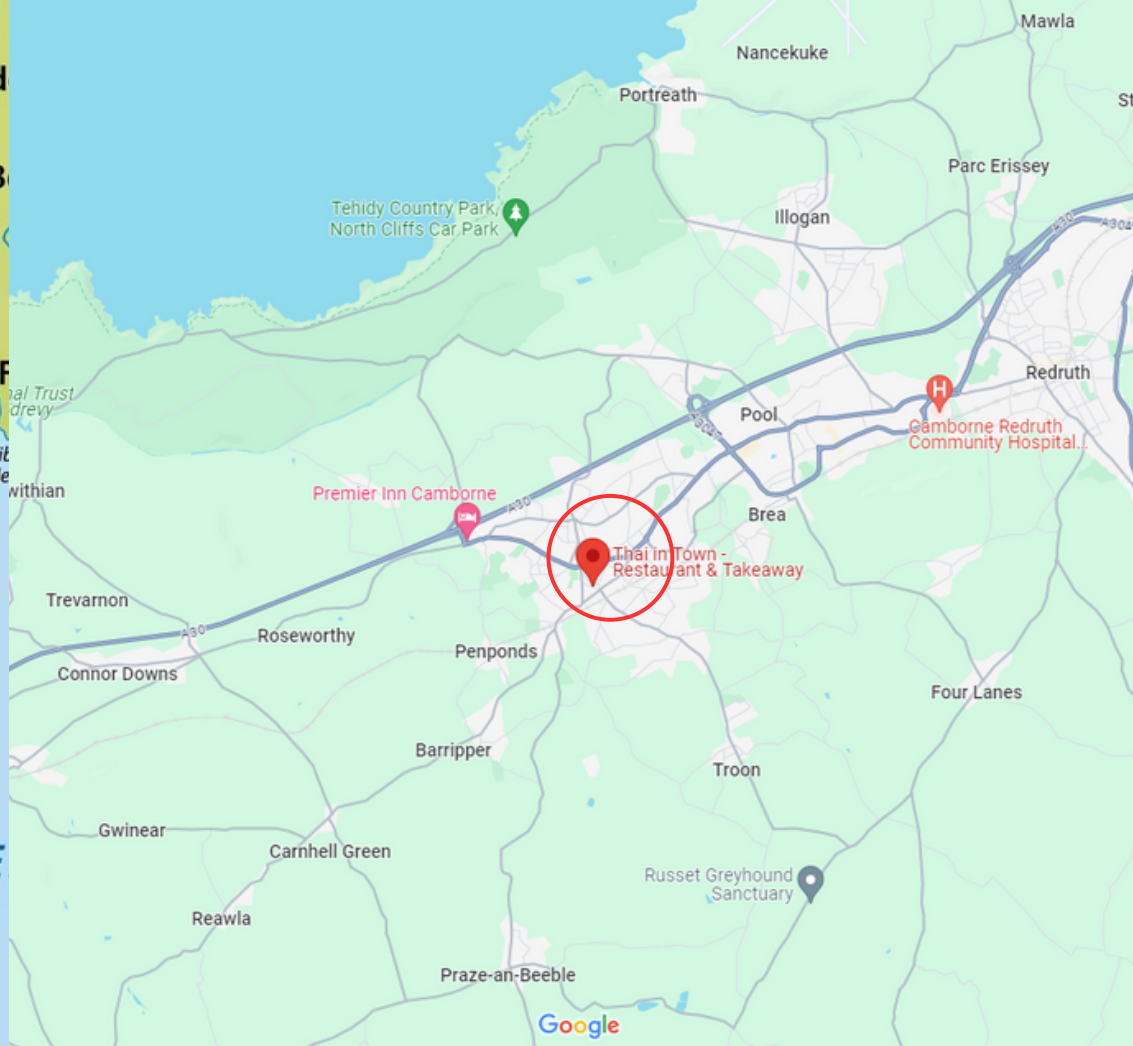
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FIRST FLOOR
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.

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