



TAKEAWAY TO LET

BOSSINEY ROAD
TINTAGEL
CORNWALL
PL34 OAJ

- CATERING TAKEAWAY PREMISES
- CLOSE TO CAR PARKING
- PROMINENT CORNER POSITION
- WELL POSITIONED WITHIN RENOWNED HOLIDAY DESTINATION
- EQUIPPED WITH FISH AND CHIP RANGE
- NIL BUSINESS RATES PAYABLE

LEASEHOLD £10,200 PER ANNUM
£10,000 PREMIUM FOR FIXTURES & FITTINGS

ENQUIRE NOW

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LOCATION

The property is located in the popular and well-renowned North Cornish village of Tintagel, one of Cornwall's popular holiday destinations.

The village itself and nearby castle ruins are associated with the legend of King Arthur and the Knights of the Round Table attracting visitors from all over the world. Other notable landmarks include the Old Post Office, King Arthur's Great Hall, and popular coastal footpaths which form part of the South West Coast Path.

The property is situated on Bossiney Road, virtually adjacent to the Tourist Information Centre and one of the village's principal car parks.

DESCRIPTION

The premises comprise a ground floor takeaway with a return frontage and a large display window onto Bossiney Road. Internally, the premises provides approximately 45 sq m of accommodation, which is arranged to incorporate a customer waiting/seating area, takeaway, counter, staff toilets, storage and preparation areas to the rear.

At the rear of the property is a small yard area with storage for LPG bottles.

THE BUSINESS

An established catering location for, we believe, in excess of 50 years with the business operating as a hot food takeaway. The business is currently closed ready for new operators. Previously offering pizzas, tacos and burgers.

Due to our clients' other business interests, Indian/Curry use is not acceptable.

No accounts are available.

ACCOMODATION

Takeaway - 5.77 m x 4.41 m (max)

Includes Preston Thomas 2-pan gas range, drinks chiller, upright refrigerator, stainless steel drawer unit, base units and hygienic walls.

Rear Preparation - 6.62 m x 2.76 m

Including potato rumbler, chipper and wash down areas. Commercial oven, pizza ovens and chest freezer.

LEASE

New 7 year lease at £10,200 per annum.

The landlord is considering building a flat above the premises. Therefore the lease will include an option to suspend the lease on a rent free basis (estimated 6 months) for redevelopment purposes only subject to planning.

EPC

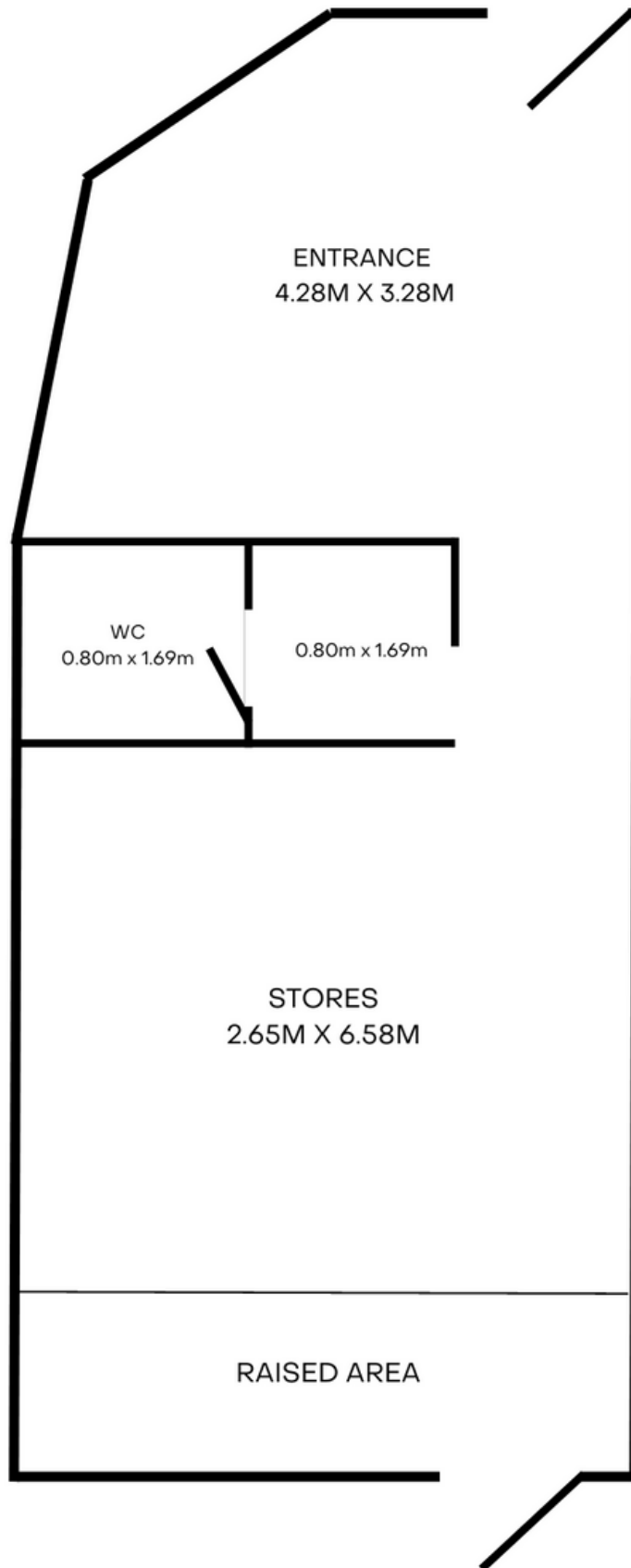
The property has an EPC Rating of D under Certificate Number 0495-2054-8230-7600-3803. Expires May 2028

BUSINESS RATES

Ratable Value - £3,900

VIEWING/MORE INFORMATION

Strictly by appointment with Sole Selling Agents, SBC Property.



Barney Peters

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