



ONE
FISH
STREET

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We Have Moved
New Address
Full Party Details
17/08/16 11:15 AM

WHITE HART HOUSE
Flats 1 to 4
PLEASE DO NOT OBSTRUCT



One way



LICENSED RESTAURANT

1 FISH STREET

ST IVES, CORNWALL

TR26 1LT

- St Ives town centre licensed restaurant
- Circa 40 covers, seating area, wood effect floors, feature copper bar, equipped commercial kitchen, WC & store
- Highly sought-after location near harbour
- Ideal opportunity for various restaurant and café concepts
- Popular tourist destination consistently bustling throughout the year, with a significant surge during the summer months
- Second entrance to Wharf Road
- Freehold potentially available, please call to discuss
- New 5 year EX.ACT lease



LEASEHOLD PREMIUM - GUIDE PRICE £25,000

LOCATION

The restaurant is located in Fish Street, just moments from the waterside, in the centre of St Ives and adjacent to the Sloop Car Park. St Ives itself needs little introduction as one of the West Country's leading picturesque resorts, and has won numerous awards including "Best Family Holiday Destination" and "10 Best European Beach Destinations". The beautiful harbour and fine sandy beaches attract a high volume of visitors during the seasonal months, and other attractions include the St Ives School of Painting and Tate Cornwall.

DESCRIPTION

The licensed restaurant, recently known as One Fish Street, is a very well presented restaurant offering an atmospheric circa 40 cover seating area, a copper topped bar, equipped commercial kitchen with full extraction, dry store and ladies and gents cloakrooms. The restaurant, which is accessed via entrances on both Fish Street and Wharf Road, is neutrally decorated to suit a number of different restaurant\café themes and styles.

The property has been trading as a restaurant and cocktail bar for a number of years and is now offered vacant on a new lease.

SERVICES

Services connected to the premises include mains electricity, gas, water and drainage. *(We would point out that no testing of the services has been carried out by the agent.)*

ACCOUNTS

Offered on a new lease direct with the landlord. Accordingly, no trading information is available.

ACCOMMODATION (Areas are approximate)

Ground Floor

Entrance Vestibule

With paned door up to

L-Shaped Restaurant (4.33m x 10.70m maximum and 2.63m x 2.88m)

Atmospheric seating area with wood-effect flooring, radiators, spotlighting and windows to Fish Street.

Bar (1.76m x 3.04m)

Copper topped bar servery with chiller cabinets, wash basin and adjoining cellar store.

WCs

Ladies and gents cloakrooms.

Kitchen (7.09m x 3.52m)

Equipped with a range of commercial catering appliances including six-burner gas range, extractor canopy, twin deep fat fryer, twin bowl stainless steel sink, wall mounted gas fired boiler, wash basin and a range of stainless steel work surfaces.

Dry Store (3.21m x 2.06m)

FIXTURES & FITTINGS

An inventory of fixtures and fittings are included within the lease and are to remain in the the landlords ownership. The tenant is to be responsible for their maintenance and up keep.

LICENCE

The property has the benefit of a Premises Licence issued by Cornwall Council. 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.

TENURE

A new 5 year lease, outside of the security tenure provisions of the Landlord & Tenant Act 1954. Tenant to be responsible for internal repair, plus contributing to building service charge and insurance.

RENT

£27,500 per annum.

PREMIUM

Guide price - £25,000.

FREEHOLD

The freehold may be available fitted and equipped subject to long leases on other parts. Please call for more information.





BUSINESS RATES

The property has a Rateable Value of £27,000 (2013 list). Prospective purchasers should confirm actual rates payable with Cornwall Council which may include discounts of up to 75% on rates payable.

EPC

A new EPC is to be commissioned.

VAT

We are informed that VAT is not currently applicable to payments made under the lease.

VIEWING/FURTHER INFORMATION

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

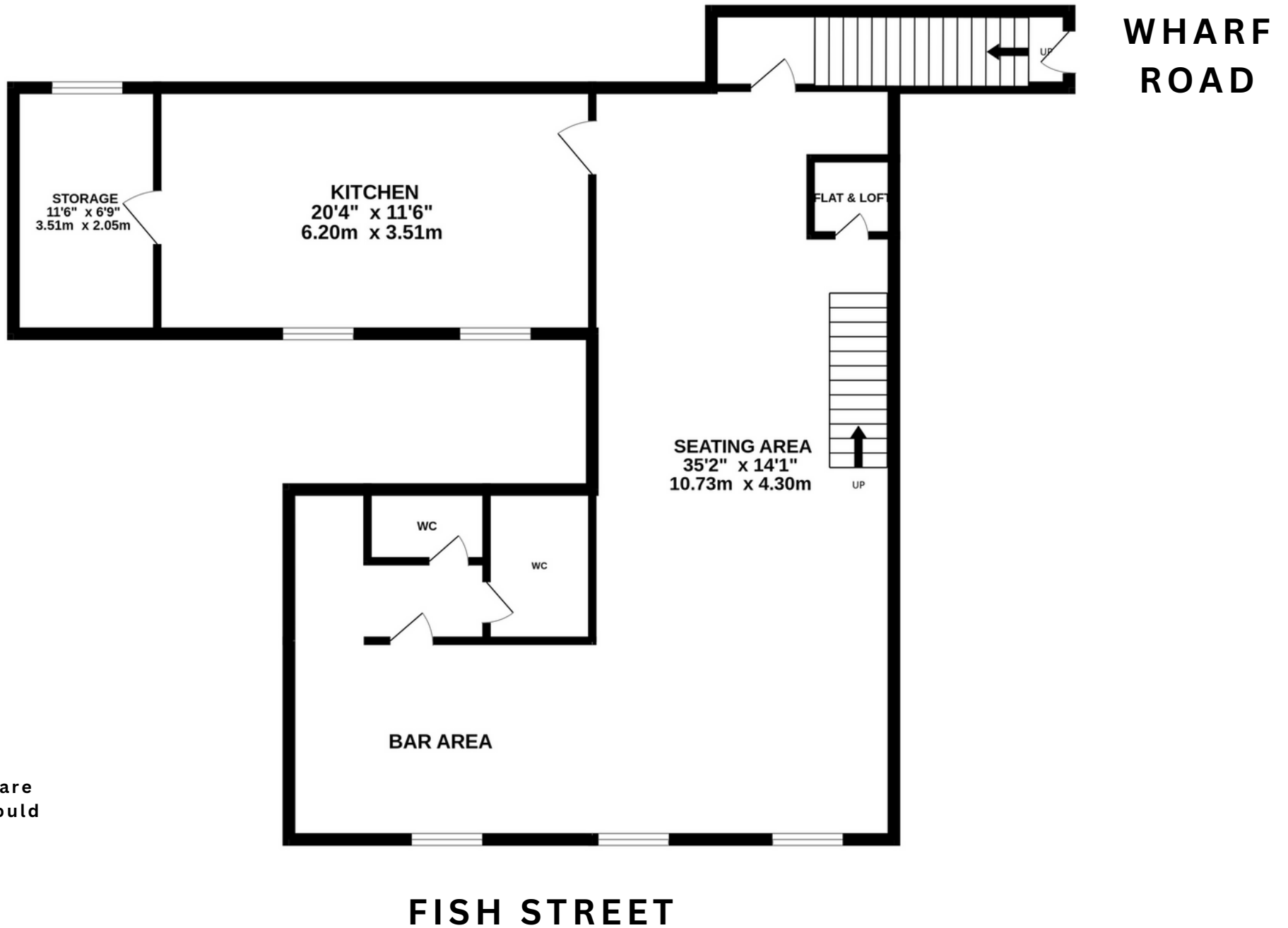
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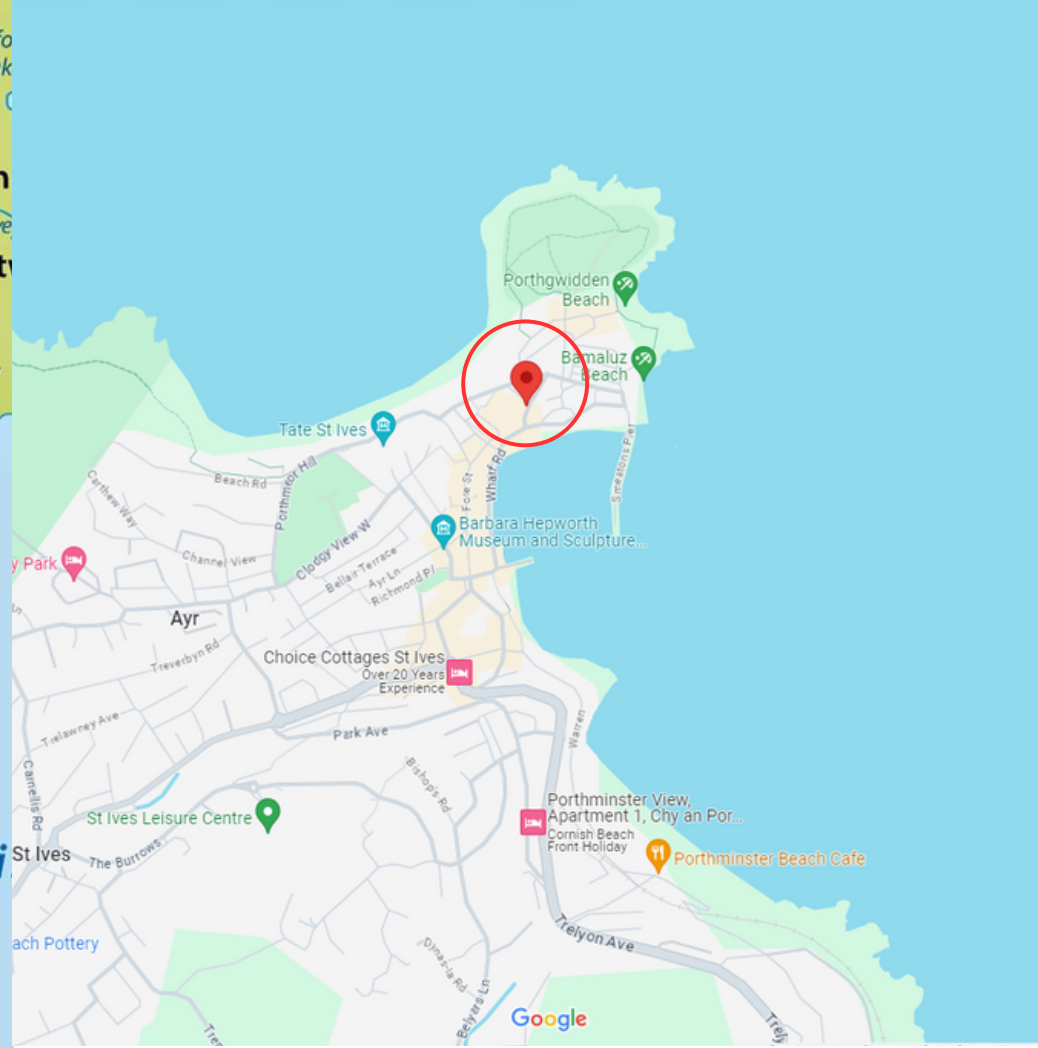


The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information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

First Floor



not to scale
nb.measurments are
indicative and should
be checked.



CHARTERED SURVEYORS

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