

THE LOCKER, OLIVERS QUAY, MEVAGISSEY, PL26 6UA



- HARBOURSIDE TAKEAWAY & CAFE
- CLOSE TO MEVAGISSEY HARBOUR
- RECENTLY REFURBISHED & EQUIPPED
- ASSIGNMENT OF EXISTING LEASE
- ENERGY ASSET RATING D

£19,950 LEASEHOLD

**Miller Commercial**

The business property specialists





## LOCATION

The Locker is situated in Olivers Quay which is a popular pedestrian and vehicular thoroughfare leading one to the Harbour with an eclectic range of shops and eateries. Mevagissey require little introduction as one of the County's foremost day trip destinations, with visitors enjoying the quaint narrow streets and of course the working harbour.

## THE PROPERTY/BUSINESS

The Locker occupies a corner position in Olivers Quay and enjoys high levels of visibility for passing trade. The business has been in our client's tenure since Easter 2015, is now being sold due to personal circumstances and is concerned with the sale of hot and cold drinks, sandwiches, ice cream and snacks etc.

The premises have been extremely well updated and improved and with the wide opening doors have a very pleasant feel, with some outside and indeed inside seating, small preparation area, WC to the side and rear.

## THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

## SALES AREA

6.56m (width) x 4.82m (depth) overall to include the service area and WC. A very well equipped area with serving counter, cake display unit, Astoria 2 group coffee machine, stainless steel drainer unit, undercounter fridge and freezer. To the rear stainless steel drainer unit, upright freezer, upright fridge/freezer, cupboards and shelving.

Settee and tables and chairs for circa 10 covers, door leading through to:-

WC with low level WC and pedestal wash hand basin

## TENURE - LEASEHOLD

The business is to be sold by way of the Assignment of the existing Lease commenced March 2015 for a period of 4 years at a current passing rental of £7,800 per annum, with an internal repairing and insuring liability only.

## GENERAL INFORMATION

### LOCAL AUTHORITY

Cornwall Council  
General Enquiries 0300-1234-100  
Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating D

## INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

## BUSINESS RATES

We refer you to the valuation office website [www.voa.gov.uk](http://www.voa.gov.uk) or call 0300-1234-171



Western Power: 0845 601 2989  
South West Water: 0800 169 1144  
Transco: 0800 111 999

To be taken at valuation

All the above prices/rentals are quoted exclusive of VAT, where applicable.



**VIEWING:** Strictly by prior appointment through Miller Commercial.



ESTATES GAZETTE Awarded  
MILLER COMMERCIAL  
Cornwall's Most Active Agent  
2011 - 2012 - 2013 - 2014



• Commercial Agency • Business Transfer Agency • Valuations • Tax Valuations • Property Management  
• Property Investment Agency • Sales Acquisitions • Asset Management • Commercial Agency • Business Transfer Agency • Valuations • Tax Valuations • Property Management • Valuations • Tax Valuations • Property

# Miller Commercial

