

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

ENERGY PERFORMANCE CERTIFICATE

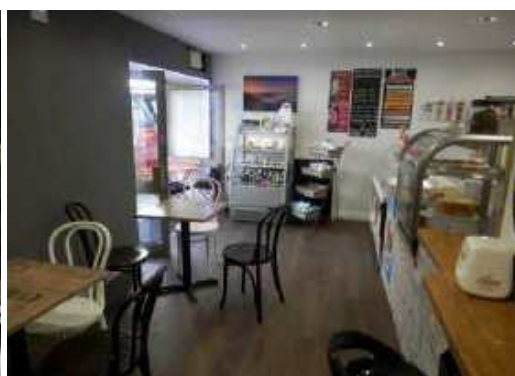
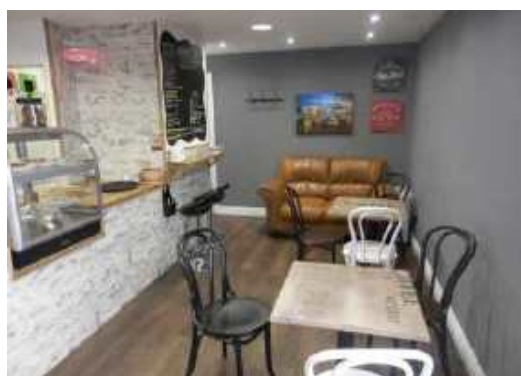
The Energy Performance Rating D

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 or call 0300-1234-171



SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

STOCK

To be taken at valuation

VALUE ADDED TAX

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



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

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

Miller Commercial

