



**Well presented and equipped licensed café bar and takeaway occupying a prime trading position in a desirable, and vibrant trading location in the heart of renowned and much visited Cornish coastal village of Port Isaac. Offering a well presented purpose fitted lock-up premises and an opportunity to develop the style of trade and cuisine. Attractive split level character premises with ground floor Café Served, Seating (4+) and Food Preparation Area, first floor Customer Seating Area (14+). Fully licensed premises offering tremendous potential.**

**NOAHS CAFÉ BAR  
12 FORE STREET, PORT ISAAC, CORNWALL, PL29 3RB**

**LEASEHOLD: £19,950**

**REF: 2170**

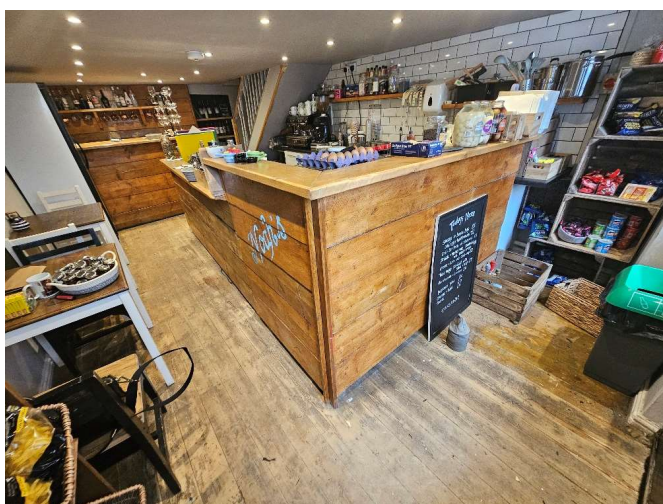
The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262

Email: [info@stonesmith.co.uk](mailto:info@stonesmith.co.uk) Web: [www.stonesmith.co.uk](http://www.stonesmith.co.uk)

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.

## THE PROPERTY

Noahs has traded as a licensed café bar and takeaway with evening opening during the busy summer months and holiday periods. The premises which are in a character filled period property have previously traded as a daytime licensed café and restaurant and are comfortably furnished in keeping with the character of the building. Noahs offers potential for incoming operators to develop the style of trade to suit their own requirements and take advantage of the prominent trading position and an equipped café bar premises and is a turnkey opportunity. The premises briefly comprise:- ground floor Café and well-equipped Substantial Food Preparation and Servery Area with seating for 4 customers; first floor Customer Seating Area with seating for at least 14 customers; Customer WC.



attractive character trading area with stripped wood flooring, freestanding wooden tables and chairs comfortably seating 4 customers, wall mounted menu boards and display shelving units. Wood fronted and topped **Food Preparation Area** being open plan and theatre style with non-slip flooring, glass fronted bottle fridge, 2 door and 1 draw under counter commercial fridge, chest freezer, stainless steel hand basin, stainless steel sink unit, commercial dishwasher, commercial coffee machine, coffee grinder, range of worksurfaces with storage cupboards below and shelving, microwave, display shelving, salad server, and a twin pizza oven. Wood fronted and topped **Customer Servery** with display shelving, 2 door glass fronted bottle fridge and an under-counter fridge. Stairs leading up to the first floor.



## SITUATION

Noahs occupies a prominent and visible prime trading position in the main street and close to the harbour, ideal for passing trade within the heart of the sought after North Cornish coastal village of Port Isaac. Port Isaac is known worldwide as an historic and picturesque fishing village with an all-year-round resident population with an array of retail and leisure businesses around the harbour and the quaint narrow streets. In recent years Port Isaac has become a mecca for tourists visiting the area, being the setting for the popular television series Doc Martin and known as the fictional town of Port Wenn. With many breathtaking walks across the dramatic coastline of North Cornwall as well as its own beach and harbour, Port Isaac is also the home to the Fishermen's Friends, the famous sea shanty singers. The scenic village of Port Isaac is located on Cornwall's dramatic North Coast between Padstow, Polzeath and Tintagel and is well located for the major town of Wadebridge.

## INTERNAL DETAILS – GROUND FLOOR

Glazed traditional double shop frontage with central entrance door leading into the ground floor **Café and Customer Servery/Food Preparation Area**. An

## FIRST FLOOR

**Customer Seating Area** an attractive character room with original arched feature windows to front with aspect over Fore Street, stripped wood flooring, exposed stone walls, feature fireplace (not in use), range of freestanding feature barrel tables, upholstered highchairs comfortably for 14 plus customers and a glass fronted display fridge. **Customer WC**.





### **THE BUSINESS**

Noahs is an established and prominently located licensed café bar and takeaway which has previously traded as a café and restaurant, opening evenings during the summer and holiday periods. A catering business has operated from this location for over 50 years and the business offers a varied menu of hot and cold food to eat in or takeaway to include sandwiches, toasted sandwiches, pasties, salads, sharing platters, pizzas, hot and cold drinks, alcoholic drinks, ice creams, cakes and the popular Cornish cream tea. There were also daily specials. The premises benefits from a licence to serve alcohol. The business is well positioned in order to take advantage of the year-round tourist trade which is predominant throughout the village. The business is for sale due to unexpected change in personal circumstances and other business commitments.

### **TRADING INFORMATION**

Our clients have deliberately restricted the opening of the business through personal circumstances and consequently trade has been purposely restricted to below the VAT threshold.

### **POTENTIAL**

Noahs is presented in excellent order throughout and offers a purpose equipped and fitted bar and catering business opportunity. There is an opportunity for incoming operators to develop their own trading style and to trade in a manner to suit their own personal requirements and new owners will benefit from being able to move in without the need for any major expenditure on the premises. The business will undoubtedly thrive in the hands of "hands on" owner operators, especially those with experience and/or a background in the hospitality/catering industry. An early appointment to view is highly recommended to fully appreciate all that this impressive opportunity has to offer. The sale of Noahs represents a rare opportunity to acquire a prime position trading premises in a highly desirable honeypot location, the like of which rarely comes along.



### **EPC**

Requested and to be confirmed.

### **RATING**

We are advised that the business rates payable are currently nil after 100% business rates relief. For up-to-date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website [www.voa.gov.uk](http://www.voa.gov.uk).

### **SERVICES**

Mains water, electricity and drainage are connected to the property.

### **PRICE & TENURE**

£19,950 for the remaining leasehold interest as a going concern business and full trade inventory. The premises are offered by way of an assignment of the remainder of the existing 15 year lease which commenced on the 8<sup>th</sup> March 2013 on a full repairing and insuring basis, at the current rent of £32,882.52 per annum (£2,740.21 per month), with rent reviews every 3 years. The lease is excluded from the security of tenure provisions of the Landlord & Tenant Act 1954. There are repairing There is a rent deposit equivalent to 3 months rent. Rent is payable monthly in advance.

### **LEGAL COSTS**

Each party to pay their own legal costs and 50% each of the landlords legal cost.

### **VIEWINGS**

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.



**Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.**