



Loading Bay 7 Cafe,
Walsingham Place
Truro TR1 2RP

Miller Commercial 
Chartered Surveyors and Business Property Specialists



Loading Bay 7 Cafe, Walsingham Place

Truro, Cornwall TR1 2RP

Guide price £79,950 Leasehold

A wonderful opportunity to acquire a successful catering & retail business in the City of Truro. The business has enjoyed significant growth since being established several years ago and is based within a historic Grade II listed building on a busy pedestrian thoroughfare connecting Lemon Street and Victoria square, and is immediately adjacent to one of the City's busiest Car parks.

LOCATION

Loading Bay Cafe is situated on Truro's historic Walsingham Place just moments from the centre of the City. Truro has a resident population in excess of 20,000 and is the most popular shopping destination within the County, boasting a range of national and niche retailers, schooling for all ages, a station on the main Penzance to Paddington rail line and is a short distance from the A30, the main arterial route through the county. Another huge draw to the City is the Hall for Cornwall which is re-opening shortly following a multi million pound refurbishment.

THE BUSINESS

A catering and retail business has operated from the premises for several years having previously traded as Truro Farm Shop Cafe

and Deli, since acquiring the business our clients have rebranded and reinvested into the operation which now trades predominantly on a day time basis offering a range of hot and cold beverages, sandwiches, breakfasts and their hugely popular range of Burgers & Sourdough Pizzas. Our clients operate as a Husband and wife team with the assistance of several part time employees.

Alongside the core offering our clients have continued to retail a range of Cornish Giftware, Alcohol and Food Stuffs which brings additional footfall to the venue and again a new owner may look to grow this side of the business through e-commerce or similar. On

the top floor is a fabulous space that has been used occasionally for events that would also be ideal for the provision of additional covers and events as the Winter sets in. The Current opening hours are 9am - 3pm Tuesday to Saturday and it is felt that new operators could grow the turnover rapidly through extending the aforementioned days and times.

DESCRIPTION

The front section of the building is given over to the Coffee Bar and retail operation owing to it's proximity to the pedestrian walkway and outside seating area and comprises in brief;- Table and 4 Chairs, breakfast Bar with 4 Stools, fitted and free standing shelving, display table, Mondial Elite display cabinet, Igloo display chiller, ice machine, glasswasher, Service Counter with La



Marzocco Coffee Machine, Grinders, Till, Double Bottle Fridge, Fitted rear counter with with and drainer, wall shelving, blackboard, Ice Cream Freezer.

The main area of the building comprises;- wooden flooring, display shelving, exposed beams, movable Bar, tables and chairs for circa 26 covers. To the rear of this is the Kitchen, comprising;- 2 x clear fronted upright fridges, Double Pizza Oven, Triple Counter Fridge with refrigerated salad serve above, Commercial mixer, Buffalo Griddle, Microwave, Burco Electric oven, Lincat Extractor, Stainless Steel tables, Halcyon Dishwasher, Ice Machine, Twin sink, Twin Polar Fridge.

FIRST FLOOR

The first floor of the building is mostly given over to an open plan dining/function space which has to date been significantly underutilised and would be ideal for Private parties/events or, as previously alluded to, an area for as many as 20 - 24 additional covers. Also located on this floor are the two unisex toilets and the office/store room.

CELLARS

Beneath the property are two cellars which are currently used for storage, it may be possible to utilise these for some Commercial use subject to planning and Building Regulations. Located within the Cellars are 2 chest freezers and one chilled display cabinet.

OUTSIDE

Our clients have a licence to utilise an area immediately to the front of the building and have folding tables and chairs for circa 16 covers.

TENURE

The premises are available by way of an assignment of the existing 9 year proportional repairing lease at a passing rental of £16,500 per annum. A copy of the lease is available from the selling agents upon request.

LOCAL AUTHORITY

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D



(84)

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.

VALUE ADDED TAX

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

PREMISES LICENCE

We understand the business currently holds a premises licence in

respect the sale of liquor for consumption on and off the premises.

STOCK

To be taken at valuation.

CONTACT INFORMATION

For further information or an appointment to view please contact either:-
Graham Timmins on 01872 247019 or via email gt@miller-commercial.co.uk or
Paul Collins on 01872 247029 or via email pc@miller-commercial.co.uk or
VIEWING: Strictly by prior appointment through Miller Commercial.

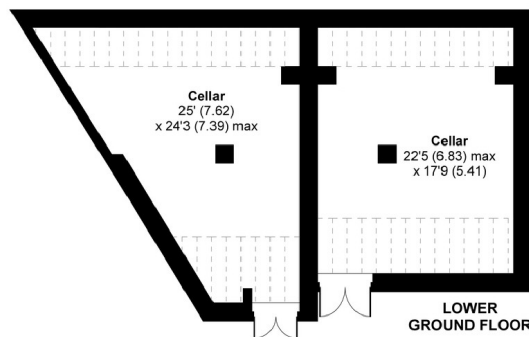
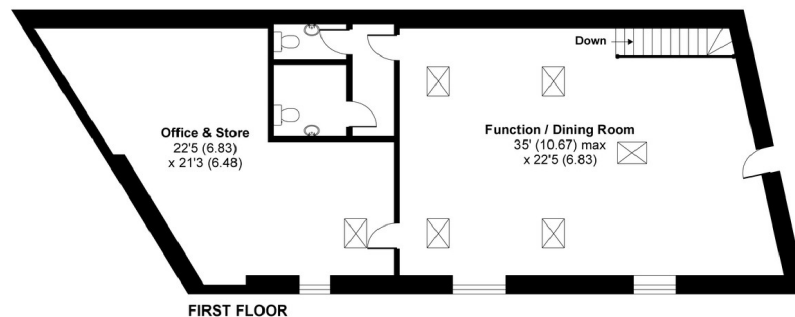
Loading Bay Cafe , 7, Walsingham Place, Truro, TR1 2RP

Approximate Area = 3211 sq ft / 298.3 sq m
 Limited Use Area(s) = 305 sq ft / 28.3 sq m
 Total = 3516 sq ft / 326.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Miller Commercial LLP. REF: 763145

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]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** 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.

