



THE CATCH, 7 FORE STREET, TYWARDREATH, PAR, PL24 2QP

An established freehold fish and chip takeaway and latterly with a Thai offering situated in a desirable village on the South Coast of Cornwall.

With 2 bedroom cottage style accommodation and a good size garden with garage to the rear. Trading evenings only 5 days per week, so with scope to improve the turnover if so required. Retirement sale.

- **FREEHOLD FISH & CHIP / THAI TAKEAWAY**
- **DESIRABLE WELL SERVICED VILLAGE**
- **WELL EQUIPPED COMMERCIAL AREAS**
- **2 BEDROOM OWNERS ACCOMMODATION**
- **GARDEN AND GARAGE**
- **TURNOVER APPROX. £50,000 PA (EVENINGS ONLY)**
- **RETIREMENT SALE**

£299,000 plus SAV



LOCATION:

Situated within the heart of this desirable well serviced village, close to the town of St Austell for mainline rail connections and schooling, along with national and niche retailers.

Tywardreath is also close to the coast at Golant and Polkerris and popular day trip destinations such as Fowey, Looe and Polperro.

PREMISES:

Understood to be c. 100 years old as an original cottage with a later ground and first floor rear extension to provide a well equipped customer takeaway area, through to two cooking, food preparation and cleaning areas and a potato room in the rear yard.

Accessed from the rear via a side alleyway is the two bedroom owners accommodation. Also, accessed from the side and rear is a good size garden which leads to a garage.

BUSINESS:

We understand a business has been within these premises for c. 80 years, have been in our clients tenure for 16 and is now being sold due to retirement. Through choice trading 5 days pw (evenings 17:00 to 20:00), tuesday to saturday as a takeaway for fish and chips and thai food. Turnover approximately £50,000 per annum.

**SCHEDULE OF ACCOMMODATION:
(areas and dimensions are approximate)**

Takeaway : 4.17m x 4.06m, with door and window to front elevation. Queuing / waiting area, 2 Pan Preston Thomas range and serving counter. Additional fryer and bain marie etc.

Two wash-up / preparation and additional rear preparation areas.

Potato Room : 3.97m x 3.05m, with rumbler and chipper, water, power and drainage.

Owners accommodation :

Ground floor office area.

First Floor : Lounge 4.38m x 4.14, window to front.

Bedroom 1 : 2.59m x 2.48m, wardrobe and skylight window.

Bedroom 2 : 2.20m x 2.09m, window to rear.

Shower room : 2.128m x 1.8m, double shower , wc and hand basin.

Outside : Garden area approx. 10m x 6m, with garage 5.80m x 3.60m, power and light, manual door. Additional parking (not owned).

TENURE:

Title number CL31563. Right of way for neighbour to pass on foot over pathway to rear. For privacy a fence could be erected along this boundary if so required.

VAT:

All the above prices/rentals are quoted exclusive of VAT. We are advised the business is not Registered for VAT on sales.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £3,450 To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (99).

CONTACT INFORMATION:

For further information or an appointment to view please contact :

Graham Timmins on 01872 247019 / 07900 604078

Email gt@miller-commercial.co.uk





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