



WADEBRIDGE CATERING BUSINESS OPPORTUNITY, EDDYSTONE ROAD, WADEBRIDGE, PL27 7AL

This is a wonderful opportunity to acquire a fully equipped catering business close to the Camel trail in the popular Town of Wadebridge. Our clients have successfully traded from the site as part of their existing brand, and now wish to assign the lease in order to concentrate on their other business interests. Owing to its prominent town centre location the site is bound to appeal to a wide variety of food operators and as such, an early viewing appointment is strongly recommended.

N.B. Our clients brand is not included within the sale nor are any accounts available.

- FULLY EQUIPPED TOWN CENTRE CATERING/TAKEAWAY PREMISES
- ESTABLISHED TRADING POSITION
- RESTAURANT AND OUTSIDE SEATING AREA
- CLOSE TO THE CAMEL TRAIL
- SUITED TO A WIDE VARIETY OF FOOD BASED BUSINESSES
- EPC C61

GUIDE PRICE £42,995



LOCATION:

Wadebridge has long been acknowledged as one of Cornwall's most popular Towns and has benefited from significant investment in recent years, with a number of completed, and indeed, ongoing housing developments growing the population to circa 8,000. Wadebridge also attracts thousands of visitors each year who come to stay in one of the many nearby Holiday Parks and Hotels and is also a popular starting point for The Camel Trail which links the town to Padstow, which is a journey of some 6 miles. The subject premises are situated next to one of the busiest bike hire outlets in the Town and close to several car parks.

SCHEDULE OF ACCOMMODATION:

The building comprises a well equipped commercial kitchen with a comprehensive extraction system and a serving hatch to the outside terrace beside which is a prep room/wash up area. On the first floor is a customer seating area with tables and chairs for circa 24 covers and externally there is an area of seating with several picnic benches an enclosed store room housing the LPG bottles and a customer/staff toilet.

TENURE (LEASEHOLD):

The premises are being offered by way of an assignment of the existing 10 year FRI lease which commenced on the 11th June 2021) at a passing rental of £14,400 per annum payable monthly in advance. A copy of the lease is available from Miller Commercial upon request.

BUSINESS:

Whilst the business is not being sold as a going concern we are advised by our client that they achieved a turnover of circa £350,000 with a significant proportion of the turnover being achieved from takeaway custom. The premises are being offered on a turnkey basis with a comprehensive inventory of equipment included in the ingoing premium thus allowing a new operator to take the venue forward in whatever fashion they see fit.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction. The ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

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 £3,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

INVENTORY:

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



LEGAL COSTS:

Each party to bear their own in addition to each paying 50% of the landlord's legal fees in relation to the transaction.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C(61).

STOCK:

To be taken at valuation.

PREMISES LICENCE:

We understand the business currently holds a Premises Licence in respect of liquor for consumption on the premises under Licence number L121_000979.

VALUE ADDED TAX:

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

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019

Email gt@miller-commercial.co.uk

Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk

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.

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