



## SCALLYWAGS CAFE 40 TRELOWARREN STREET, CAMBORNE, CORNWALL, TR14 8AF

This is a wonderful opportunity to acquire a hugely popular daytime cafe in one of the busiest towns in West Cornwall. Scallywags has been established for many years and comes with the added advantage of a spacious two bedroom apartment.

This is, in our opinion, is an ideal first business venture and an early viewing appointment is strongly recommended.

- **POPULAR TOWN CENTRE DAYTIME CAFE**
- **2 BEDROOM OWNERS ACCOMMODATION**
- **CIRCA 34 COVERS**
- **ASSIGNMENT OF EXISTING 6 YEAR LEASE**
- **EPC C (74)**

**GUIDE PRICE £55,000 LEASEHOLD**

**LOCATION:**

Scallywags Cafe occupies a prominent trading location in the middle of Trelowarren Street, the principal vehicular and pedestrian thoroughfare through the West Cornwall town of Camborne. Camborne has a resident population of circa 22,000 and has seen significant investment in recent years in its infrastructural, residential and commercial developments and is widely regarded as the industrial heartland of Cornwall.

**BUSINESS:**

The prominent 3 storey premises occupy a central location within the town centre.

The business has been owned by our client for several years and during this time it has become one of the most popular daytime eateries within the area. They offer a wide range of home cooked fayre, including breakfasts, snacks and main meals along with an extensive selection of hot and cold beverages. In addition to the standard day to day operation, our client offers a range of meals that can be delivered to customers homes, with the delivery being outsourced to a third party contractor.

The business trades 6 days a week (Mon - Sat) with the standard opening hours being 9am - 3pm. Our client is assisted in the day to day running of the business by a small team of trusted employees who are more than capable of running the venue in her absence. Turnover and profits available upon request.

**ACCOMMODATION:**

Ground Floor: Customer seating area with recently replaced, tables and chairs for 34 covers, wall mounted machine and grinder.

Kitchen: Recently refitted with a range of base and wall cupboards, dishwasher, 3 microwaves, twin sink, hand wash basin, twin fryer, oven and grill, extractor and a range of fridges.

To the rear of the kitchen is a preparation area leading to a store room with shelving and further fridges and freezers and a rear courtyard.

Owners Accommodation: Situated over the first and second floor is a 2 bedroom maisonette which is accessed from the cafe. Our client does not live on site and as such the accommodation is let by way of an assured short term tenancy at a monthly rental of £750 pcm including water.

**TENURE (LEASEHOLD):**

The business is being offered for sale by way of an assignment of the existing 6 year FRI lease that commenced on 13 October 2022 at a passing rental of £11,000. A copy of the lease is available subject to a viewing appointment in the usual manner.

**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.

**STOCK:**

To be taken at valuation.

**VAT:**

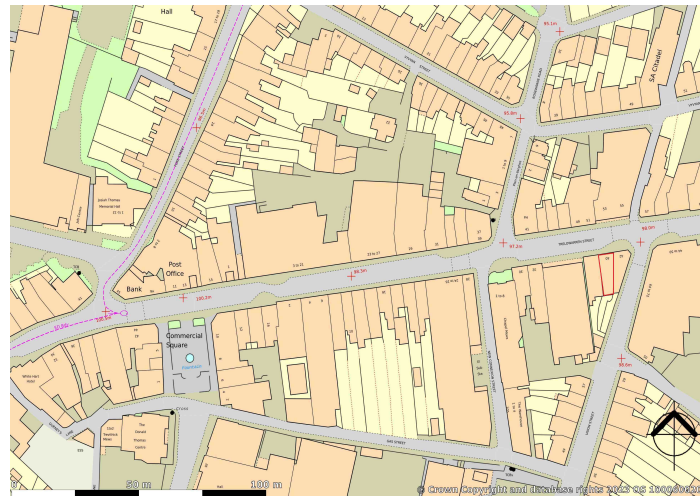
All the above prices/rentals are quoted exclusive of VAT, where applicable.

**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 £7,400. 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 C (74).

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Graham Timmins** on 01872 247019  
Email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)

**Tom Smith** on 01872 247013  
Email [ts@miller-commercial.co.uk](mailto:ts@miller-commercial.co.uk)