



## ROCCO'S GIN & RETRO BAR, 13 NEW BRIDGE STREET, TRURO, TR1 2AA

This is an exciting opportunity to acquire City Centre Licensed Premises, currently trading as a successful Gin & Retro themed bar. The venue have been extensively refurbished by our clients with two floors of trading areas including a dance floor and separate shot bar on the first floor.

- **POPULAR CITY CENTRE NIGHT TIME VENUE**
- **TWO FLOORS OF TRADING AREAS**
- **WELL PRESENTED THROUGHOUT**
- **IMMEDIATELY AVAILABLE**
- **ASSIGNMENT OF EXISTING LEASE**
- **VIEWING STRONGLY RECOMMENDED**
- **EPC D(89)**

**£45,000 (offers in the region)**





#### LOCATION:

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 has recently re-opened following a multi million pound refit.

#### BUSINESS:

Through choice, our clients trade on limited hours, currently; Thursdays, Fridays & Saturdays from 5pm - 1am with the venue also available to book for private functions outside of the aforementioned. The business is overseen by our clients and run with the assistance of several part time employees. The turnover is in the region of £150,000 per annum with accounts only being made available to interested parties subject to a viewing appointment in the usual manner.

#### PREMISES:

Since acquiring the premises, our clients have invested a significant amount of money in refurbishing and refitting the venue which is laid out over two floors and comprises in brief:

**GROUND FLOOR:-** tables, chairs, bar stools, wood effect flooring and wall paneling, contemporary lighting, ceiling fans and ladies and gents toilets.

Bar/Servery with fitted display and glass shelving, ice machine, glass washer, bottle fridge, Epos till, CCTV system and monitor and hand wash basin.

**FIRST FLOOR:-** comprising a dance floor with DJ booth, CCTV cameras, disco lights, ceiling fans.

Bar/Servery, with double bottle fridge, display shelving, Epos till, under counter fridge, dehydrator and a small ice machine.

**OUTSIDE:-** a gated passageway with fitted drinks shelving and lighting gives access to the venue from New Bridge Street. There are two store rooms located on the ground floor.

#### TENURE (LEASEHOLD):

The business is being offered for sale by way of an assignment of the existing 12 year FRI lease that commenced on 30th October 2018 with a passing rental of £12,500 per annum. A copy of the lease is available from the selling agents upon request.

#### VALUE ADDED TAX:

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 £13,250. 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 within Band D.

**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.

**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:**

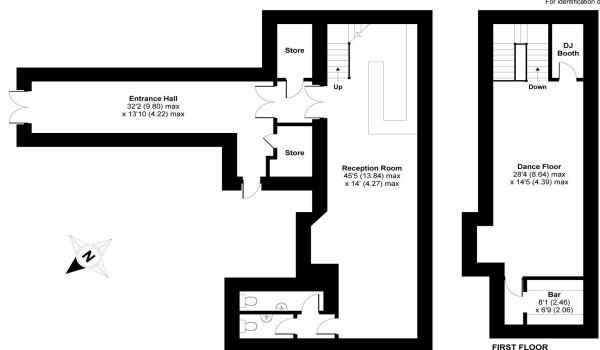
To be taken at valuation.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

13 New Bridge Street, Truro, TR1 2AA

Approximate Area = 1599 sq ft / 148.6 sq m  
For identification only - Not to scale



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**RICS** Certified Property Measurement  
Floor plans produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) - Edition 04/2023  
Produced for Miller Commercial LLP. RFP: 001722

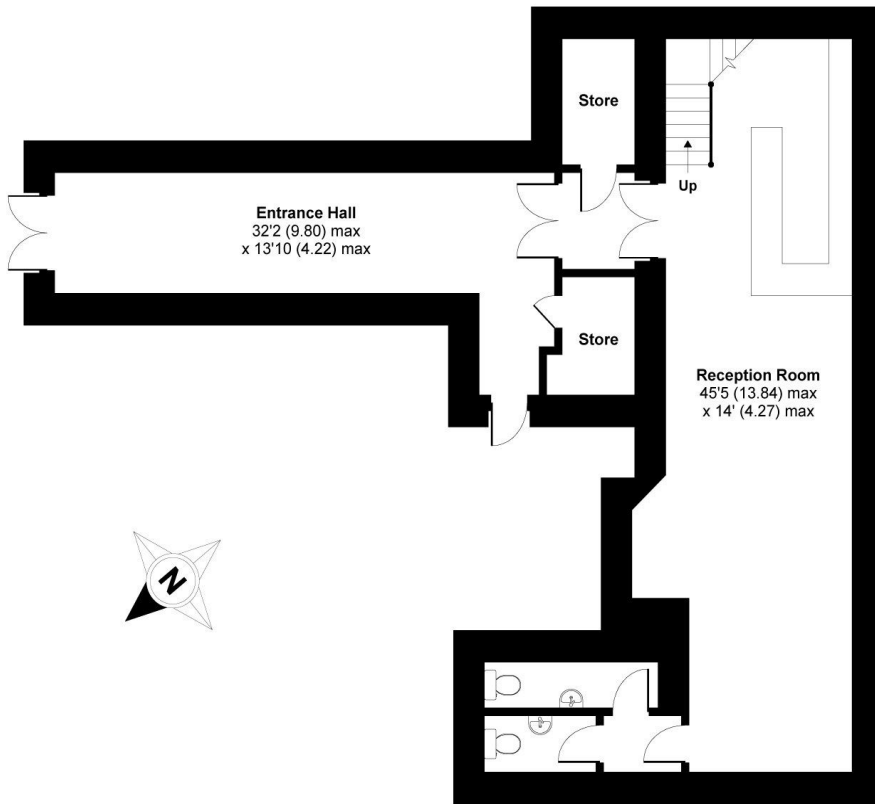




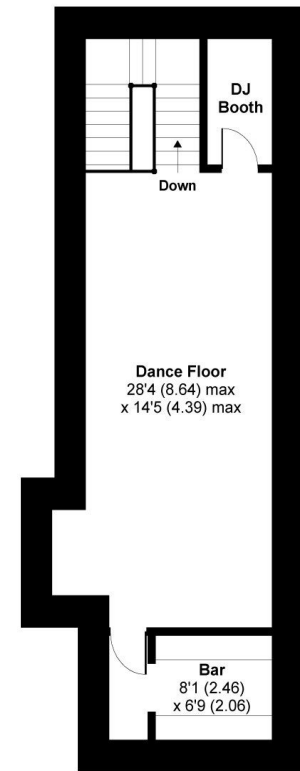
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checcom 2023. Produced for Miller Commercial LLP. REF: 998122

**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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