

OPPORTUNITY DUE TO RETIREMENT ST AUSTELL, ST AUSTELL, £20,000 PER ANNUM



CONFIDENTIALLY AVAILABLE - DUE TO RETIREMENT

LEASEHOLD RESTAURANT/CAFE/BISTRO

RENT £20,000 PER ANNUM PLUS VAT

INGOING PREMIUM FOR FIXTURES & FITTINGS £25,000 PLUS VAT

FULLY FITTED RESTAURANT AVAILABLE ON A NEW LEASE AND READY TO OPERATE.

CURRENTLY SET UP WITH 45 TO 50 COVERS, BUT CAPABLE OF ENHANCEMENT. SEPARATE AREAS FOR SIT-DOWN AND TAKE-AWAY. FULLY FITTED KITCHEN AND SERVERY.





Location

MID CORNWALL - ST AUSTELL

Lease Details

Rent - £20,000 per annum plus VAT payable monthly in advance

Lease - terms negotiable

Premium for fixtures and fittings - £25,000 plus VAT No obligation to take over the trading business etc

For further details please contact the Agents who will put interested parties in touch with the Landlord direct to arrange an inspection/viewing

Agents Notes

Full schedule of fixtures and fittings to be included and is available to seriously interested parties following an initial inspection/viewing. Ancillary items (no commitment to take over) held on hire or free loan (details to be provided as above).

Rateable Value

We understand that the property's current Rateable Value is £17,500

We would refer you to the Valuation Office website www.voa.gov.uk

Or make your enquiries with the local billing authority at Cornwall Council,

VAT

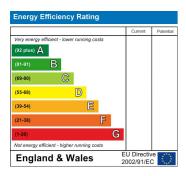
The rent and ingoing premium are subject to VAT at the prevailing rate

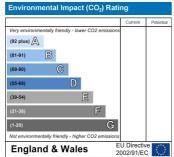
Viewing

By telephone appointment with the Landlords Sole Agent: MAY WHETTER AND GROSE, Bay View House, St Austell Enterprise Park, Carclaze. St Austell. PL25 4EJ

MAY WHETTER AND GROSE - 01726 - 222967

COMMERCIAL - robin@maywhetter.co.uk or nathan@maywhetter.co.uk



















$\textbf{Important Notice} \ \textbf{MISREPRESENTATION} \ \textbf{ACT} \ 1989 \ \textbf{and} \ \textbf{PROPERTY} \ \textbf{MISDESCRIPTIONS} \ \textbf{ACT} \ 1991$

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