



Penwithick Road  
Penwithick  
St. Austell  
PL26 8UH

Guide Price £200,000

- CURRENT TRADING FISH AND CHIP SHOP
  - FREEHOLD BUILDING
  - CUSTOMER PARKING
- CENTRE OF POPULAR VILLAGE
  - AN EXPANDING VILLAGE
- MODERN EQUIPMENT INCLUDED
  - CLOSE TO EDEN PROJECT
  - TURN KEY BUSINESS



 **Millerson**  
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Tenure - Freehold

Council Tax Band -

Floor Area - sq ft



null



null



null



B81

### Full Description

GREAT OPPORTUNITY TO PURCHASE FREEHOLD SHOP AND CURRENT BUSINESS. Millerson are delighted to offer this great business with enormous potential located in the heart of the heart of this popular and growing village. The owner has invested in the business over a number of years with extensive replacement of equipment which is included within the sale price. The present owner has a number of other business and feels it is time to sell this business for someone to focus on.

### Location

Penwithick is a busy village on the fringes of St Austell close to the Eden project and the many clay trails, and the on the door step is the newly constructed eco village an extensive new build site and St Austell town is about three miles away. The village keeps expanding, providing further potential for growth.

### Viewing

Via Vendors agents.01726 72289

### Restaurant and Kitchen

19'2" x 16'0" (5.86m x 4.90m)

With seating area, Upvc front door and double glazed window to side aspect, counter with two Pan range Fryers( Preston and Thomas), free standing stainless steel fridge unit, Kebab rotisserie, extractor fans, deep fat fryers, display refrigerator cash counter, leading to:

### Preparation Room

19'1" x 9'3" (5.84m x 2.82m)

Double glazed window to front aspect, two standing freezers, prepping counter, single drainer steel sink unit, fridge.

### Store room/Peeling room

19'1" x 9'5" (5.84m x 2.89m)

Two freezers, two peelers and a chipper, shelving. Door to WC/Staff toilet and door to side aspect.

### Services

Mains Water, Electricity, Drainage, ( LPG gas)

### Parking Notes

There is parking for a customer cars to front and to the side.

### Terms

Freehold.

Accounts are available once viewed.







Penwithick Road, Penwithick, St. Austell, PL26 8UH



## Needing To Sell?

Are you interested in this property  
but aren't currently in a proceedable  
position?

**Don't Panic!**

Contact Us On The Details Below To  
Arrange A Valuation

## Here To Help

50 Fore Street  
Hayle  
Cornwall  
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T: 01736 754115

[www.millerson.com](http://www.millerson.com)

## Scan QR For Material Information



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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