



10, Cliff Road, Newquay, TR7 1SG

david ball
Agencies

Well established Portuguese Restaurant located in a busy trading location. External seating for 22 and internal seating for 42. Furnished and equipped. £55,000 Ingoing £17,000 per annum rent

£55,000 Leasehold

Key Features

- Well Established Portuguese Restaurant
- Busy Trading Location
- External and Internal Seating
- Furnished and Equipped
- £17,000 per annum rent
- EPC - D

Agents Note

Supplied services and appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.

Location

Situated to the top of Cliff Road on the junction of Berry Road and East Street. Cliff Road has over the last few years established itself as a food destination within the town with a number and variety of food venues. Newquay is Cornwall's largest holiday resort and is also set to increase its population considerably over the next 30 years with over 5000 homes to be developed.

The Premises

Comprise a restaurant which has a front eating area raised above pavement level which seats 20 with access to the restaurant reception and bar area. raised plyth and The authentic main restaurant area seats 36 with customer WC whilst there is the Barbeque grill area, preparation area, freezer store and wash room at the side and rear.

The Business

Established over the last 10 years selling a variety of foods but specialising in barbecued chicken. Trading figures can be made available after viewing. An inventory of furnishings, fittings and equipment will be compiled at the point of sale.

The Lease

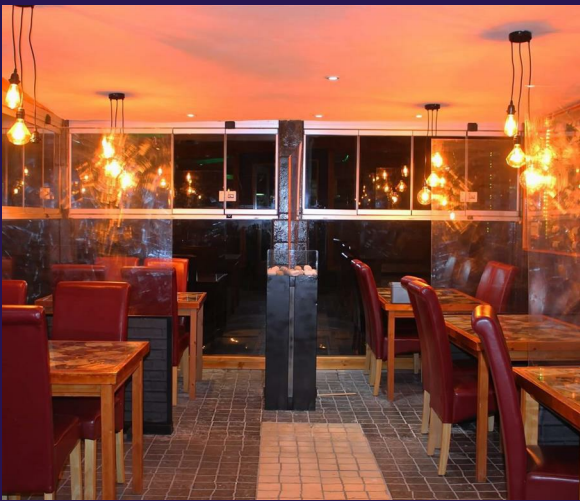
The remainder of a 9 year full repairing and insuring lease which commenced 10th September 2023

Reference Requirements

A status enquiry from the incoming tenants bank will be sought and relevant charge made by the bank to be paid by the incoming tenant at the time of application.

DECKED STEPS ASCENDING TO





External Seating Area

19'5" x 13'8" (5.92m x 4.17m)

Enclosed by double glazed windows to the front. A range of tables, chairs and built in seating. Tiled flooring. Shelving. Glass wine cabinet. Feature ceiling mounted light fittings. Power points. Leading to

Reception and Customer Bar Area

15'3" x 14'7" (4.65m x 4.45m)

A range of shelving. Till. Access to main restaurant area. Access to kitchens.

Counter/Bar

Roll edge laminated work surface with slate front. Area for bar stools. Under bar work surface and storage. Display shelving to the rear. Range of lighting. Access to

Barbeque, Charcoal Cooking Area

13'1" x 10'10" (3.99m x 3.30m)

Stainless steel barbeque with stainless steel extraction canopy. Stainless steel chip fryer unit. Stainless steel work surface with refrigeration unit. Stainless steel wash hand basin. Window to main restaurant. Access to

Preparation Area

24'7" x 7'6" (7.49m x 2.29m)

Range of stainless steel equipment. Commercial stainless steel double sink unit and drainer. Hand wash basin. PVC clad walls. Range of fluorescent strip lighting. Range of power points. Shelved storage cupboards. KUV commercial oven. Door to main restaurant. Door to

Freezer Area

11'1" x 9'6" (3.38m x 2.90m)

Two large double fronted freezers. Hand wash sink. Range of shelving. Range of fluorescent strip lighting. Range of power points. Door to rear access lane.

Pot Wash Area

Range of stainless steel work surfaces. Industrial double sink. Shelving. Commercial dishwasher. Tiled flooring. Power points.

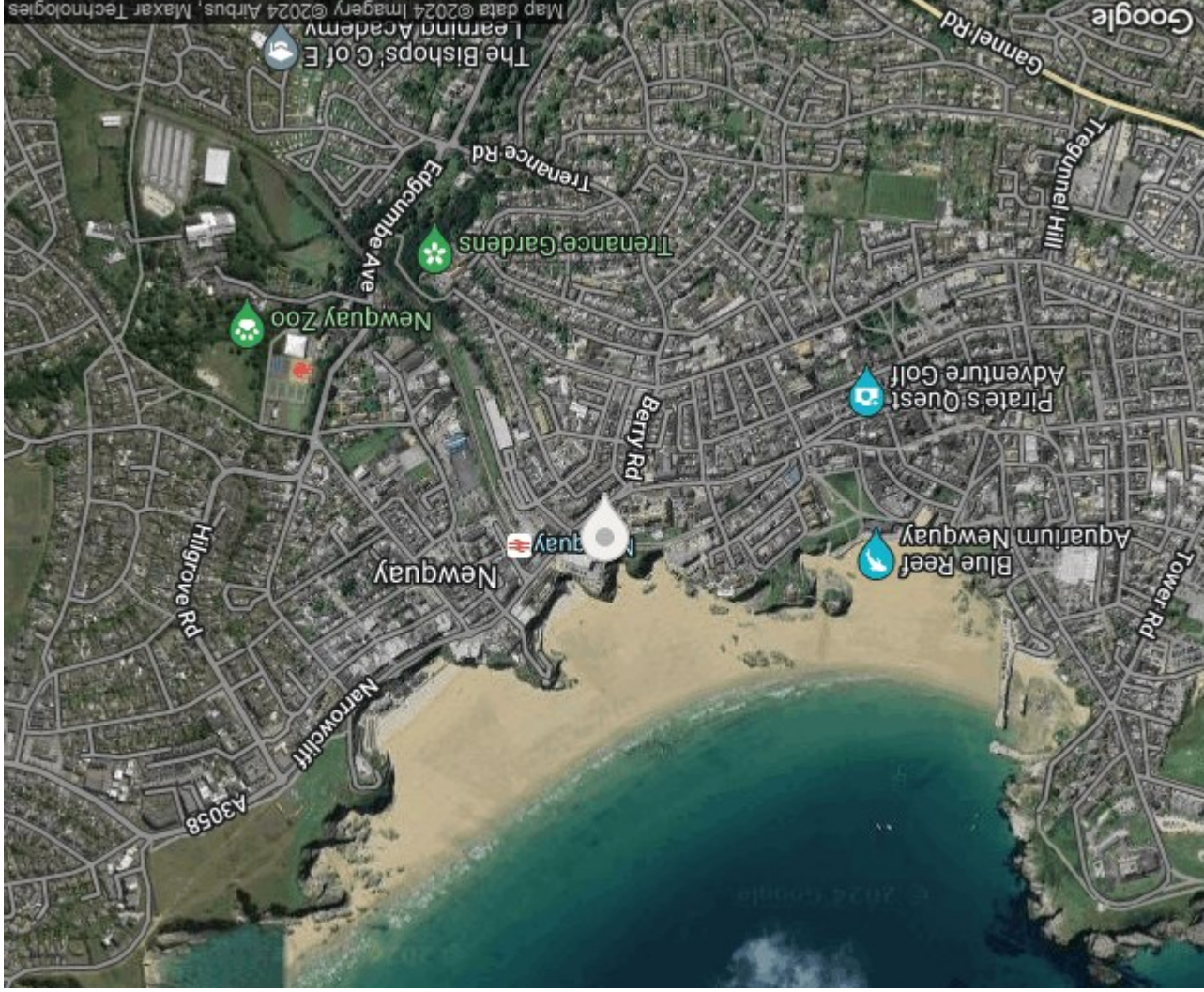
Main Restaurant Area

38'6" x 8'5" (11.73m x 2.57m)

Tables and chairs seating for 36 covers. Feature glass partitions for tables, Traditional Portuguese floor cobbles. Double door cupboard. Window to barbecue area. Feature ceiling light fittings. Feature wall mural. Range of power points. Air conditioning unit.

Ladies and Gents WC

Tiled flooring to floor. Three WC cubicles each with low level WC with enclosed built in flush and shelving over. Partial tiling to wall. Hand wash area to include two feature glass bowls with mixer tap. Two decorative mirrors to wall. Hand dryer. Soap dispenser. Ceiling mounted spotlights. Large mirror.



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