

# OCEANS CAFE

OPEN

david ball

LEASE FOR SALE

01637 850850



FOR SALE

## SPECIALS

**8oz GAMMON STEAK** £11.50  
8oz Gammon Steak, griddled & served with  
Egg or Potatoes, Grilled Tomato, Chips & Peas

**BATTERED COD & CHIPS** £7.50  
Battered Cod Fillet, Chips, Grilled Tomato,  
Lemon Wedges, Bread & Butter and a Pot of Tea

**BIT ROLL & CHIPS** £7.25  
3 Bites (Fishbone, Lamb, Tomato) served on  
a lightly toasted Torpedo Roll with Chips

**DOUBLE EGG & CHIPS** £6.50

**STEAK & KIDNEY PIE** £7.25  
Traditional Supreme Steak & Kidney Pie with Chips, Peas, Gravy & a Pot of Tea

**HOMEMADE SOUP** £5.25  
Served with a Crusty Roll or Garlic Bread & a Salad (optional)

**CHILLI, CHIPS?**

**'N'CHEESE** £6.50  
Homemade Chilli  
Can come served on a bed of Rice with a dollop of Cheese

Please See Main Menu for Other Meals,  
Snacks & Light Lunching

**CHILDRENS' MENU AVAILABLE**

**Large Garden Area**  
(Through Café)  
Where Dogs are Welcome

OCEANS  
OCEANS

## BREAKFAST

from £4.95 - Served All Day

**BIG BREAKFAST** £8.95  
2 Rashers of Bacon, 2 Sausages, Egg,  
2 Hash Browns, Tomatoes, Beans, Fried Bread or Toast

**BREAKFAST SPECIAL** £6.00  
Bacon, Egg, Sausage, Beans, Tomato,  
Hash Brown, Toast & Pot of Tea

**MEDIUM BREAKFAST** £6.75  
2 rashers of Bacon, Sausage, Egg, Hash Brown,  
Tomato or Beans, Fried Bread or Toast

**SMALL BREAKFAST** £4.95  
Bacon, Egg, Sausage, Beans & Fried Bread or Toast

**VEGGIE BREAKFAST** £7.50  
2 Veggie Sausages, Egg, 2 Hash Browns,  
Mushrooms, Tomatoes, Beans & Toast

**KIDDIES BREAKFAST**  
For Children under 12yrs only  
Egg, Sausage, Beans  
& Toast

Beans on Toast £3.75  
Egg on Toast £3.25

**TOASTED TEA CAKE** £3.95  
Large Toasted Tea Cake served with a Pot of Tea

Please see Main Menu for  
Breakfast Sandwiches/Torpedo Rolls

Oceans Cafe, East Street, Newquay, TR7 1BH

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Agencies



For the first time in 20 years, a fantastic opportunity to acquire a fully licenced, well established and successful cafe in the heart of Newquay. The property is approx 835 Sq Ft with internal seating for 40 covers and further outside seating for 30 covers with scope to extend. There are two WC's, preparation and storage area to the rear. All fixtures, fittings and equipment to be included in the sale. Stock at valuation.

£44,950 ingoing. £14,000 per annum rent. All serious offers considered.

## Offers In The Region Of £44,950 Leasehold

### Key Features

- Well Established Fully Licenced Cafe
- Further Outside Seating for 30
- All Year Round Trading
- Remainder of a 22 year lease dated 2013
- Early Viewing is Highly Recommended
- Inside Seating for 40
- Furnished and Equipped
- Turnkey Business
- £14,000 per annum Rent
- Business Not Affected

### Agents Note

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

### Location

East Street is one of Newquay's main retail areas being close to the Ark, Post Office., Tesco Express, Papa Johns and the Hotel Victoria and is a busy all year round location..Newquay is Cornwall's premier holiday resort and for many years has been in Britain's top five most popular destinations to visit.

### The Business

A well established business which has been operating as a successful cafe with the current owners for the past 20 years. The property comprises restaurant area with kitchen,storage,dry store and office. There is internal seating for 40 covers and outside seating for 30 with further outside space should you wish to extend. The property is being offered for sale with all equipment, fixtures and fitting and is a turnkey business.

### The Lease

The remainder of a full repairing and insuring 22 year lease dated 2013

### Wooden and Glass Entrance Door

Leading to







### Dining Area

**31'10" x (9.71 x )**

Double glazed window. Wooden tables and chairs for 40 covers. Carpeted flooring. Inset ceiling lighting. Decorative wall lighting. Decorative wooden panels to walls. Counter area. Casio till. Under counter storage and shelving. Security cameras. Double glazed door leading to

### Outside Seating Area

Patio area with bench seating for 30 covers. Room to extend. Further grass area with well established Cornish Palms and shrubbery.

### Hallway

**2'9" x 11'7" (0.86 x 3.54)**

Wooden effect flooring. Door to storage cupboard. Door to side exit and outside area, Doors to WC's. Wash hand basin set in a vanity unit with hot and cold taps with mirror over.

### Ladies WC

Low level WC. Window to the side. Tiled flooring. Ceiling mounted light fitting.

### Gents WC

Low level WC. Window to the side. Tiled flooring. Ceiling mounted light fitting.

### Wash Area/Kitchen

**21'10" x 11'4" (6.66 x 3.47)**

Stainless steel double sink and drainer with hot and cold taps. Overhead storage and shelving. DC Series industrial dishwasher. Stainless steel preparation table. Further shelving. McKenzie large chest freezer. Single glazed window to the side elevation. Further window to the side elevation. Stainless steel storage shelving. Two Ice King fridges. Stainless steel work bench with shelving under. Pergal milk machine. Milkshake maker. Range of crockery, glasses and sundae dishes. Non slip flooring. Range of power points. Fluorescent strip lighting.

### Preparation Area

Stainless steel work surface. A range of shelving. continuation of non-slip flooring. Sharp industrial microwave. Panasonic Microwave, De-longhi microwave. Three bath bain marie. Two toasters. Further work surfaces. Infurnus griddle. Lincat double fryer. Extraction to side. Range of power points. Fluorescent lighting. Step and door to

### Dry Store and Office

**10'4" x 10'1" (3.17 x 3.08)**

Fridge Master fridge. Upright freezer. Statesman fridge. Indesit Fridge/ freezer. Range of shelving. Door to office. Range of power points. Fluorescent light.

### Outside

Communal gate leading to bin storage. Leading to rear garden and block built storage.

### Block Built Storage Unit

**5'11" x 11'5" (1.81 x 3.49)**

Chest freezer. Shelving. Power points. Florescent strip lighting.

### References

A status inquiry and references will be sought for any perspective purchaser.

### Services

Mains water, electricity, gas and drainage are connected to the property

### Council

Restormel Borough Council, 39 Penwinnick Road, St Austell (0300 1234 100)

### Viewing

By appointment only through the vendors agent

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