

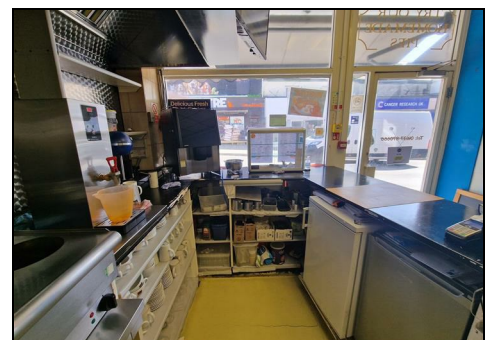
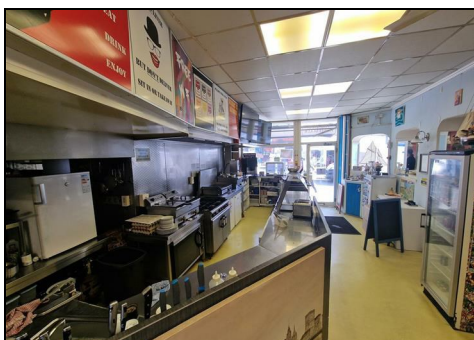
Cafe Premises, 15 East Street, Newquay, TR7 1DN



£5000 INGOING - RENT - £21,700 Per Annum

VACANT EQUIPPED LEASEHOLD CAFÉ/RESTAURANT/TAKE-AWAY PREMISES IN CENTRAL NEWQUAY AVAILABLE FROM JUNE 2024 ON A NEW LEASE

Price £5,000



Fronting forecourt seating area with seating for around 12 covers. Central door leads to:

MAIN CAFE AREA

overall depth 42'10" x maximum width 23'6 (overall depth 13.06m x maximum width 7.16m)
 Immediately inside the main front door is a kitchen servery to the right-hand side with open aspect cooking facility and service/till area. The main café area is on 3 levels. Tiled floor. Part tiled walls. Full width fronting windows overlooking the forecourt seating area. Rear aspect windows. Tables and seating for approximately 53 covers.

KITCHEN

The open aspect kitchen area with extraction includes a variety of cooking equipment and facilities/appliances for café style cooking (all equipment and fittings included with the lease, to be detailed on a separate inventory). To the rear of the Kitchen there is a separate wash up area. A door to the rear of the property leads down an internal staircase to gents and ladies toilets with a further staff door leading to a small lower ground floor preparation area with walk-in fridge and a door onto the rear access lane.

OUTSIDE

Small rear outside courtyard storage area and cellar storage room.

THE BUSINESS

The premises are being leased on a fresh lease to include the use of the current equipment, with vacant possession. The current tenant has reached the end of their lease and are leaving in June 2024. We act for the landlord in the disposal of a new lease, so there are NO ACCOUNTS OR TRADING FIGURES AVAILABLE.

THE LEASE

The lease terms for the new lease are negotiable but the landlord seeks a minimum 5 Year lease, with 2 Yearly rent reviews. The commencing rent is £21,700 per annum (No VAT), plus buildings insurance charged pro-rata.

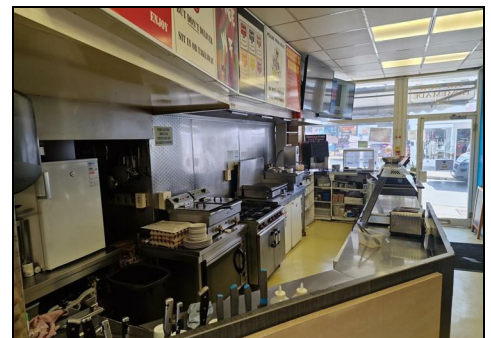
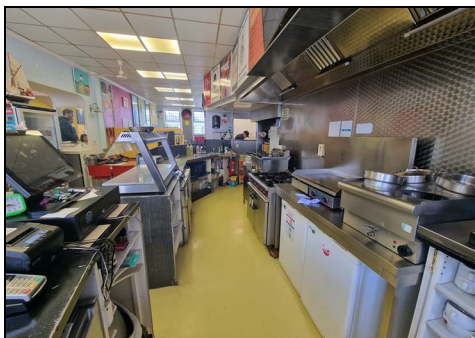
BUSINESS RATES

UBR - £16,500

EPC
 Rating - C

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
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| England & Wales | | EU Directive 2002/91/EC | |



Start & co

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