

Kahuna Restaurant Station Approach, Newquay, Cornwall, TR7 2NG



VACANT LEASEHOLD BAR/RESTAURANT PREMISES IN NEWQUAY TOWN AVAILABLE AS A FULLY EQUIPPED RESTAURANT SPACE READY FOR A NEW DINING CONCEPT- AVAILABLE IMMEDIATELY

- Town Centre Location
- Rent £16,000 per annum, residue of 15 Year lease from 2015
- Air conditioned
- Around 72 covers, including 12 external
- Fully fitted and equipped to a high standard
- Ideal for enthusiastic restaurant entrepreneur
- Potential for all day Summer trade
- Fully fitted commercial kitchen and servery
- Available immediately as an equipped start up

Price £25,000 Ingoing - Rent £16,000

LOCATION

The Kahuna restaurant sits in Station Approach immediately opposite the Railway Station in Newquay town adjacent to a pay and display car park amongst other take-away style restaurants. Kahuna, first established in 2006, moved to these new and larger premises in 2015 and have traded here ever since. The location lends itself to expansion to include daytime trade and expansion of the current take away facility in addition to the thriving evening restaurant trade already enjoyed.

LEASE

The premises are currently held on the residue of an assignable 15 Year lease beginning on 1 December 2015 up to 30 November 2030 with a rent review every third anniversary. The landlord will require suitable references and credit checks (along with personal guarantees in the event of a limited company let) at the passing rent of £16,000 per annum, exclusive of business rates and insurance. A rent deposit will be required.

RESTAURANT & KITCHEN

The decked pavement customer seating is set on the pavement edge with a recently replaced and improved opening glass frontage with central customer doors. A small protective entrance vestibule leads into the main restaurant seating area (39' wide x 33' deep) with a variety of flexible seating options currently set as 60 relaxed and spacious dining covers surrounding a central feature high top bar servery with some stool seating. A rear vestibule provides access to customer ladies and gents toilet facilities. A shielded servery area to the rear corner of the main restaurant provides a useful servery station and provides access to a large dry store.

The commercial kitchen is divided into several sections with an entrance wash up and various kitchen areas being fully equipped with all quality equipment being owned, paid for and included in the sale (brand new pass-through dishwasher). In addition to the kitchen, there is a laundry/staff room, a large store room, a walk-in fridge, an internal bin store and a rear fire door exit that provides access to a bin collection area. 2 x new A/C units in 2023.

BUSINESS RATES

The rateable value for the premises is £16,500.

SERVICES

All mains, all metered.

EPC

Commercial EPC – Band C.





Start & co

THE NEWQUAY ESTATE AGENT
www.starts.co.uk

12a Cliff Road
Newquay
TR7 2NE
Tel: 01637 875847
sales@starts.co.uk