



Asset Overview and Confidentiality Agreement

Guide Price £250,000 (plus stock at valuation)

- Front Line Trading Position in busy Cornish Town
- Casual dining venue and bar
- 120 Internal covers and 120 outside
- Remainder 7 IRI year lease (outside LL&T). Current rent £80k pa
- Rent weighted to Summer/Winter trading periods
- Turnover c£1.2M
- Recent rates reduction (c£10k per annum saving)
- Significant investment in building and business under current ownership

To protect customer bookings and staff loyalty, our clients wish for all discussions to be held in confidence. As agents, we advise interested parties to show discretion in relation to this matter and will be prepared to share further information subject to your agreement of the following:

- You will keep the availability of the business confidential
- You will not communicate or otherwise to any third party without our prior written consent
- In the event you decide not to proceed with an offer, you agree to either return or securely destroy any information provided and to maintain the confidence
- You will provide a contact number to discuss your background and buying position prior to release of further information

Please sign and return a copy of this letter to indicate your acceptance of its terms.

Yours faithfully,

I hereby acknowledge receipt and accept the contents of this letter.

Date.....

Print Name.....

Signed.....

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