



MAY WHETTER & GROSE

THE TEA POT, 8 LOSTWITHIEL STREET,

FOWEY, PL23 1BD

GUIDE PRICE £60,000



A GREAT OPPORTUNITY TO OWN A THRIVING CAFE, WHICH HAS BEEN IN OPERATION FOR MANY YEARS AND IS A WELL KNOWN BUSINESS IN THE TOWN. RECENTLY REFITTED KITCHEN AND INTERIOR.





The Tea Pot, 8 Lostwithiel Street, Fowey, PL23 1BD

The Location

Fowey is regarded as one of the most attractive waterside communities in the county. Particularly well known as a popular sailing centre, the town has two thriving sailing clubs, a famous annual Regatta and excellent facilities for the keen yachtsman. For a small town Fowey provides a good range of shops and businesses catering for most day to day needs. The immediate area is surrounded by many miles of delightful coast and countryside much of which is in the ownership of the National Trust. Award winning restaurants, small boutique hotels, excellent public houses etc, have helped to establish Fowey as a popular, high quality, destination.

There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west.

There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, and St. Austell and there are flights to London and other destinations from Newquay.

The Property

The Tea Pot is the oldest cafe in Fowey and is situated in Lostwithiel Street, one of the main thoroughfares for visitors coming into the busy town. Previously known as The Lifebuoy, the cafe is currently open for lunch and with 15 covers and an open kitchen, it is a popular gathering place for locals and visitors alike.

The business is for sale as a going concern, including all equipment, and goodwill. The Tea Pot is run to suit the lifestyle of the owner and is currently open from 11 - 3pm. The café has huge potential to increase income by opening for breakfast and dinner in the evenings. The lease and accounts can be inspected after viewing by genuinely interested parties.

Agents Note

The purchaser is required to pay the vendor's legal costs (capped).

Tenure

Leasehold - A new 10 year lease is offered. Please ask for further details. Rent is £550.00 pcm.

EPC Rating - B

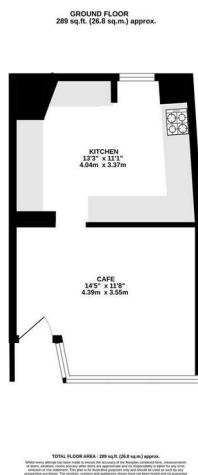
Services

None of the services, systems or appliances at the property have been tested by the Agents. The owner runs the cafe on mains electric. Gas is connected to the property but not currently used.

Viewing

Strictly by appointment with the Sole Agents: May Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall, PL23 1AH.

Tel: 01726 832299 Email: info@maywhetter.co.uk



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