

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, Salad, Gravy

Lemon Wedges, Bread & Butter and a Pot of Tea

BIT ROLL & CHIPS £7.25

3 Bites (Fish, Chicken, 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? £6.50

'N'CHEESE Homemade Chilli

Can come served on a bed of Rice with a sprinkling 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

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

david ball
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.

£39,950 ingoing. £14,000 per annum rent. All serious offers considered.

Offers In The Region Of £39,950 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)

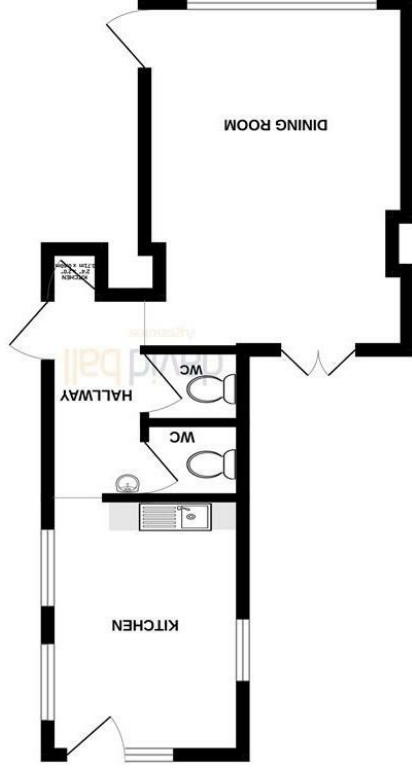
Viewing

By appointment only through the vendors agent

David Ball Commercial

01637 850850

GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the layout, measured dimensions of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error, omission or mis-statement. They shall be at the purchaser's peril and shall be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency. Last but not least, the given.

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information: any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs or other consents are indicative of the quality and style of the development and do not represent the actual fitting and furnishing at this development. 3. Regulations: any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings: supplied