Start & co
THE NEWQUAY ESTATE AGENT
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# Cafe/Restaurant Premises Tower Road, Newquay, TR7 1LR

## INCREDIBLE OPPORTUNITY TO BUY A LEASEHOLD FULLY EQUIPPED CAFÉ/RESTAURANT/TAKE AWAY/WINE BAR IN THE HEART OF NEWQUAY TOWN CLOSE TO FISTRAL BEACH FOR A NEW EXCITING FOOD BASED CONCEPT

- £16,000 per annum rent
- Fully fitted and equipped, ready to open under new branding
- 30 Covers plus Sea view forecourt and take away potential
- Recently refurbished and in excellent condition
- IDEAL OPPORTUNITY FOR A NEW CONCEPT
- Town Centre location with Stunning sea views
- Substantial footfall, main route to Fistral Beach
- New Lease available
- Available immediately with no chain, open next day!
- RARE OPPORTUNITY TO ACQUIRE A BUSINESS OPPORTUNITY

# Price £95,000 Ingoing

**THE PREMISES**
The seated restaurant can accommodate up to 30 covers with additional partly covered outdoor patio seating on the highly visible corner in this busy location with plenty of passing customers. The business opportunity is of an ideal scale to be operated by a limited number of staff, or perhaps a husband and wife team working for themselves. This sale is not a business transfer, no accounts are available for the existing business and the trading name is also not included. This is a VACANT AND EQUIPPED CAFÉ BUSINESS OPPORTUNITY. A new owner could open any form of food outlet with flexible opening hours to take full advantage of this premier trading location.

**THE LEASE**
The property is held on an assigned 6 Year lease from 20th September 2022 with an Annual rent of £16,000, exclusive of business rates (no VAT payable on rent). The current lease runs up to the 19th September 2028. The lease is a full repairing and insuring lease so the tenants are responsible for the annual buildings insurance payment and to keep the property in good repair throughout the term of the lease. The incoming tenant will be required to pay a rent deposit of £8,000 which will be held in a client account in the event of any late rent payment or arrears, but will be returned in full at the satisfactory conclusion of any lease agreement provided the rent has been paid in full and on time. The lease is outside the landlord and tenant act. Any prospective tenant will need to be approved by the landlord, having completed referencing and credit checks. THE LANDLORD WILL CONSIDER A BRAND NEW LEASE OR A LEASE EXTENSION TO EXTEND THE TERM OF THE LEASE FOR THE NEW TENANT.

**FIXTURES, FITTINGS AND EQUIPMENT**
The property is being sold "as is" and fully equipped to trade as a café (with the exception of the coffee machine which is on lease). All of the equipment therein including the commercial kitchen equipment, extraction, servery, chairs, tables, dishwasher, ice maker and milk shake maker, fridges, freezers, pots and pans etc. are all included in the sale (inventory available upon request). The equipment is fully functional but none of the equipment is warranted or tested so there are no onward guarantees as to the suitability or condition of the equipment therein. All the equipment apart from the coffee machine is owned by the current owner and nothing is held on lease or loan. The premises are licensed for on and off sales, for the current business operator.

**THE LOCATION**
Little Italy is in a coveted position on the Red Lion roundabout with sea views and considerable passing traffic/pedestrians heading to Fistral Beach. The property is a short walk from the Town Centre.

**THE PREMISES**
The front forecourt sits on the corner directly on the Red Lion roundabout with lovely sea views having a customer front door with a bar seating view window leading into the main open café area with further windows onto Tower Road. The open food/drink servery sits at the back of the café area. Steps lead up to a staff WC and into the main kitchen, which in turn leads to the rear wash up area. Rear doors lead out onto a small outside area for commercial bin storage.

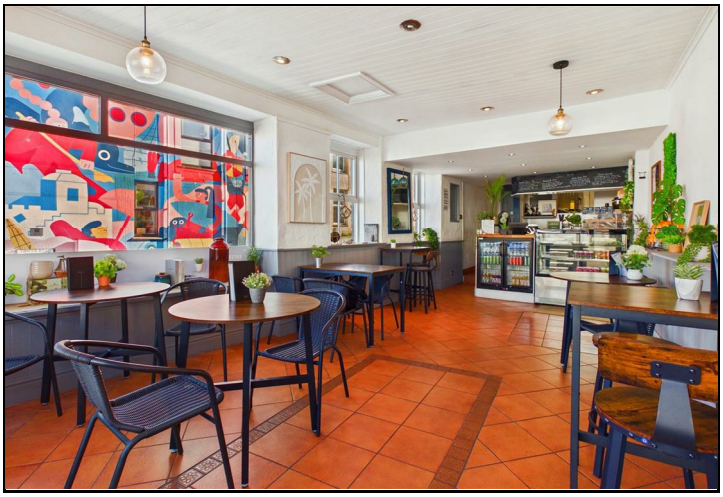
**SERVICES**
All mains

**BUSINESS RATES**
Rateable Value £6200. Subject to the tenants situation, the property itself currently qualifies for 100% small business rate relief.

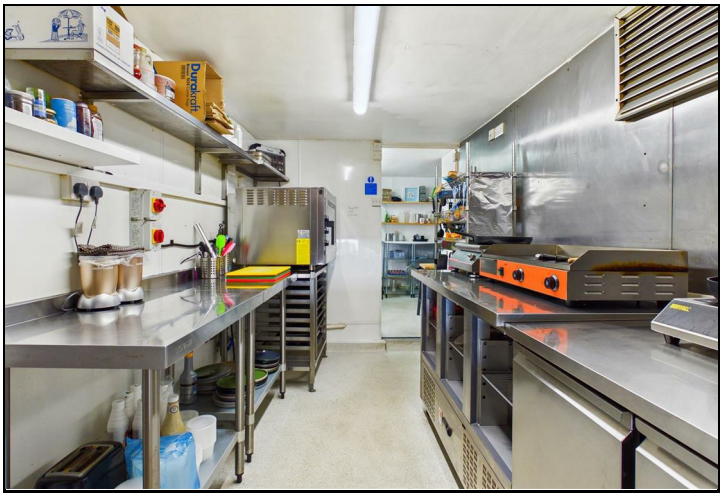
**VIEWING**
Viewing is available by appointment.

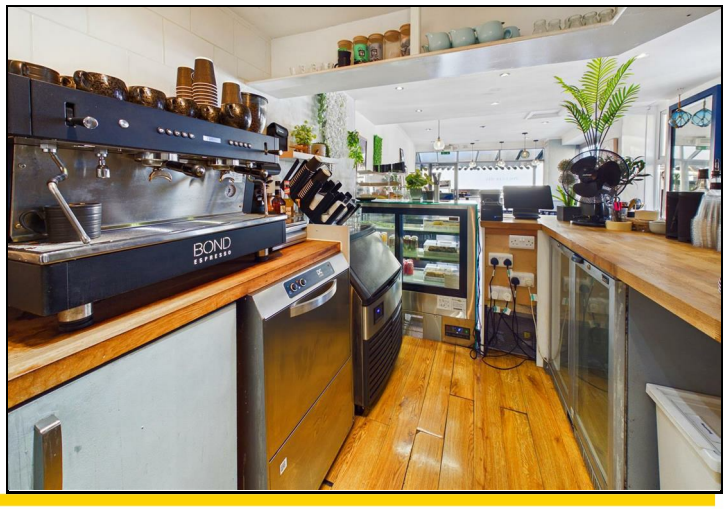
**DISCLAIMER**
In accordance with the Digital Markets, Competition and Consumers Act 2024, we have taken reasonable steps to ensure that all material information is included but these particulars are intended only to give a fair description of the property to prospective buyers. Accordingly a) their accuracy is not guaranteed and neither Start & Co nor the vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale, and c) any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Nothing in these particulars shall be deemed to be a representation under the Misrepresentation Act 1967, and neither the agents nor the seller accept responsibility for any error, omission, or misstatement. We have not tested any fixtures, fittings, services or appliances and cannot verify their condition. All measurements quoted are approximate and for guidance only. Items shown in photographs are not included unless specifically mentioned in the sales particulars. Please consult your appointed conveyancing solicitor to verify property title and tenure. The property is offered subject to contract and availability.
All buyers must complete legally required AML checks via a third-party firm (HIPLA) at a cost of £10 plus VAT (£12) before a sales memorandum can be issued. WE DO NOT TAKE REFERRAL FEES FOR SOLICITOR/BROKER INTRODUCTIONS AND WE DO NOT GET A FEE FROM THE AML PROVIDER

**ENERGY PERFORMANCE CERTIFICATE**
Rating E



THE RED LION

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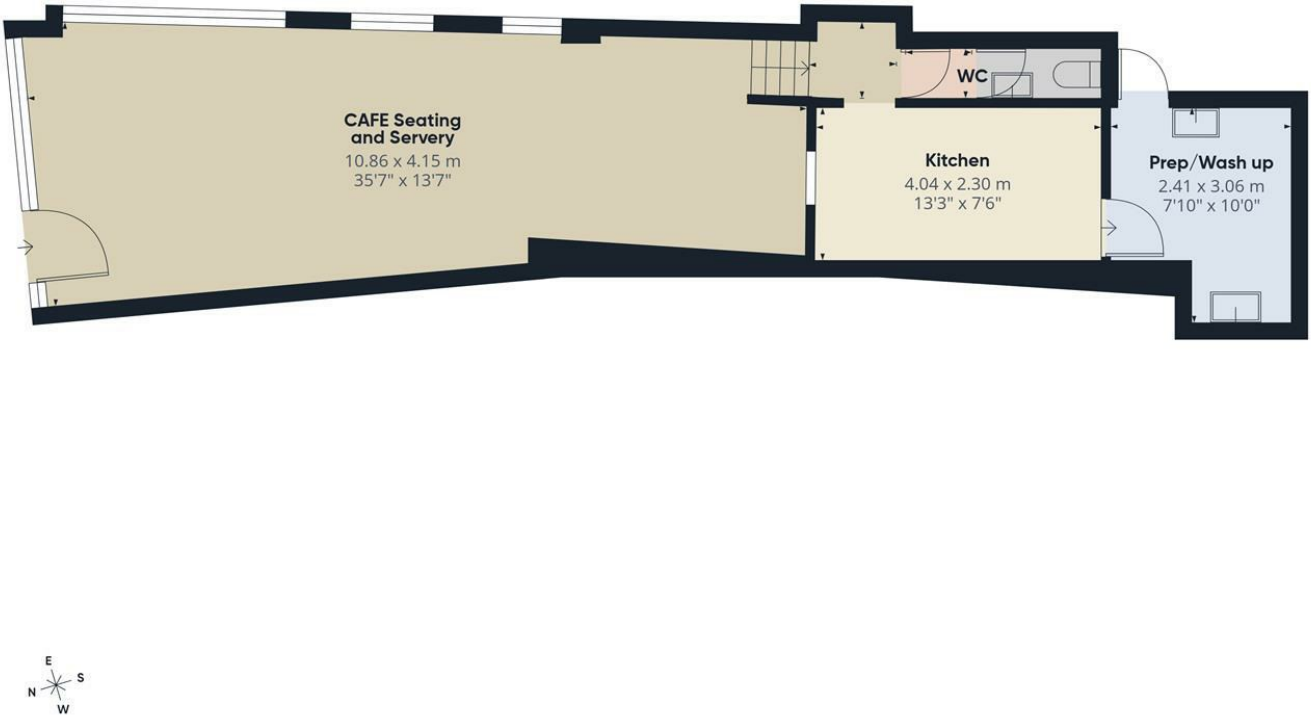


Approximate total area(1)

59.6 m²

642 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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