



Pentewan Road
St. Austell
PL26 7AR

Asking Price £25,000

- GREAT OPPORTUNITY
- CAFE/RESTAURANT
- HUGE POTENTIAL
- BUSY TRADING ROAD
- PARKING
- EQUIPMENT AVAILABLE
- EPC 109 E



 **Millerson**
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Tenure - Leasehold

Council Tax Band - Exempt

Floor Area - 602.00 sq ft



null



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Business

This is a fantastic opportunity to acquire a cafe which has great potential. The cafe has currently been run as a cafe and offering tea, coffees and snacks and has a license so one could extend the working days and branch out for evening meals, takeaways as there are a number of camping sites and local beaches nearby.

Location

Location is the jewel in the crown for this business as this is located on a very busy holiday route between St Austell and Pentewan beach and Mevagissey, and there are many nearby holiday parks, caravan sites, with many people seeking drinks, meals and convenience food. There is parking outside and there is a layby opposite.

Main Restaurant

28'5" x 15'4" (8.68m x 4.69m)

This is a lovely room with windows to front, and two doors into cafe, serving counter/ bar area, shelving, wood panelling to Dado rail, built in cupboard, air conditioning unit.

Toilet

Low Level WC, wash basin wall mounted hand dryer, extractor fan.

Preparation Room

12'5" x 8'10" (3.81m x 2.70m)

With preparation sink, large stainless steel extractor hood, window to side.

Outside

Parking to front, or area for outside table and covers.

Agents Note

The business is being sold with a 12 year lease remaining
Rent £5,000 pa

The owners have a full inventory of equipment fixtures and fittings which can be purchased for £5,000. There is Phase Three electric supply

Services

Mains Water, Electricity, Drainage. There is Phase Three electric supply.

CCTV security and Fire Alarm.

Agents Note

Please note that the Freeholders will want £5,000 as a deposit. The purchaser will also be responsible for the Freeholders legal expenses which will be in the region of £2,500 plus VAT



Directions To Property

Millerson Estate Agents
5-6 Market Street
St Austell
Cornwall
PL25 4BB
E: st.austell@millerson.com
T: 01726 72289
www.millerson.com

Valuation Request



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

