



LEMON ST.  
MARKET

# FIG CAFE

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TRURO

CORNWALL TR1 2QD

- **Quality café restaurant established in 2013, central Truro location**
- **Located at first floor level within the Lemon Street Market**
- **L-shaped trading area serving food from 9am to 2.30pm**
- **Offers locally sourced produce, to include breakfast menu, seasonal lunches and home baked cakes**
- **Contemporary café with light atrium space**

**OIRO OF £75,000 FOR THE LEASEHOLD INTEREST + SAV**



## LOCATION

Fig Café is situated within Truro, Cornwall's commercial and administrative centre. The city has a good catchment area being the principal retail and commercial location for the county. The city has a resident population of 23,000 persons, is within easy commuting reach of Falmouth, 10 miles to the south, St Austell, 15 miles to the east, Redruth and Camborne, 10 miles to the west and Newquay, 15 miles to the north.

Lemon Street Market lies close to Lemon Quay and Back Quay which houses the Hall for Cornwall, Wetherspoons, Primark and Marks & Spencer to name but a few.

The café shares the first floor level in Lemon Street Market with the retail unit, Annie & Maude. The market provides a walk through from Lemon Street to Lemon Mews Road, which in turn leads to Walsingham Place and Victoria Square. The market has a number of various retail units on the ground floor including a barbers and a bakery.

## DESCRIPTION

Fig Café is located within Lemon Street Market, which was redeveloped circa 2003 with the café operating since 2013. The café is L-shaped, with an A-framed ceiling and glazed half-partitions overlooking the ground floor.

There is a communal lift up to the first floor level and two communal toilets.

## THE BUSINESS

Fig Café is an extremely successful family and dog friendly café restaurant business trading six days a week from 8.30am to 4.30pm. Breakfasts are served from 9am with food being served through to 2.30pm. Drinks menu is available until 4.30pm (subject to demand). The reason for sale is our clients' desire to pursue other business interests. **Financial information** will be made available to serious interested parties following an initial viewing.

## ACCOMMODATION (Areas are approximate)

Entrance to the café is via Lemon Street to the front, and Lemon Mews Road to the rear and internal stairs or lift to the first floor.

### MAIN CAFÉ RESTAURANT (9.45 x 24.75m)

Superb and delightful open-plan café trading area, fully fitted and equipped with various styles of tables, chairs and informal seating for approximately 70+ covers. A-frame ceiling and wooden flooring.

### CAFÉ SERVERY/COFFEE STATION

Return counter equipped with coffee machine (currently leased), a range of coolers and till system.

### REAR STORE

### COUNTER AREA

Equipped with heated display range and worktops.

### COMMERCIAL KITCHEN (4 x 4.5m)

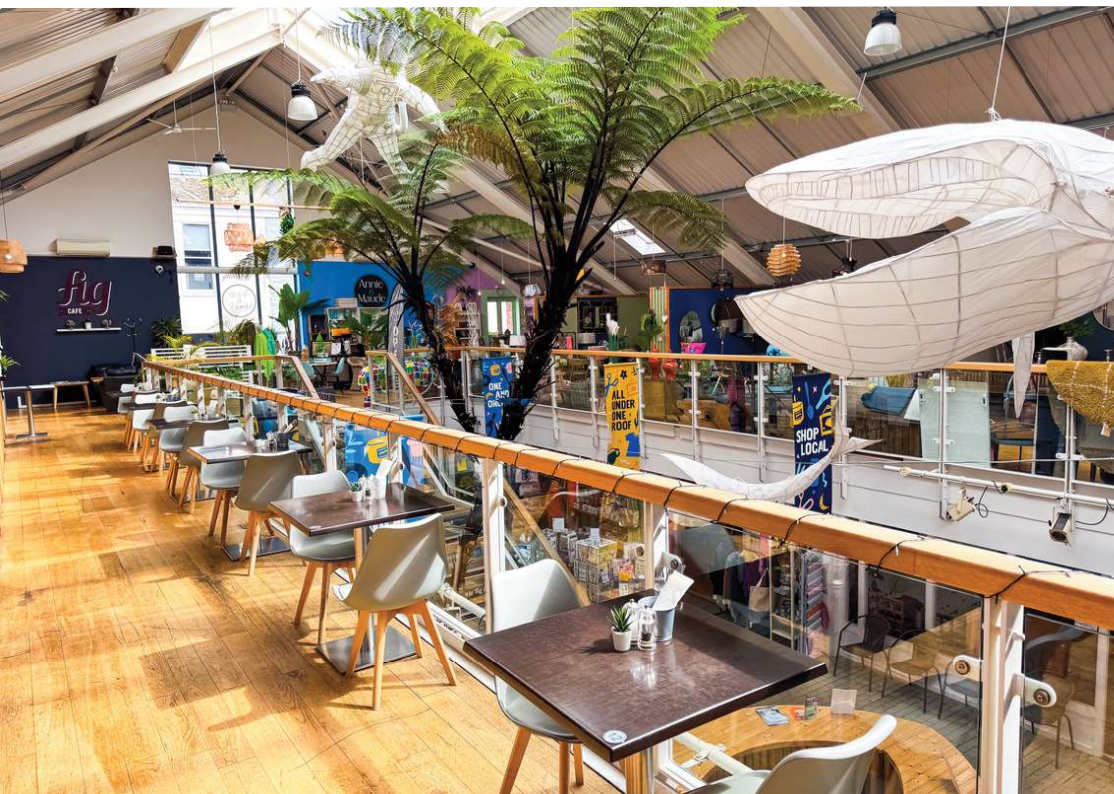
Extensively equipped kitchen area with extraction hood, range of air-fryers, Blue Seal electric hob unit, Blue Seal oven, range of stainless steel prep tables with a central stainless steel workshop, Polar refrigerator, microwave and counter refrigerators.

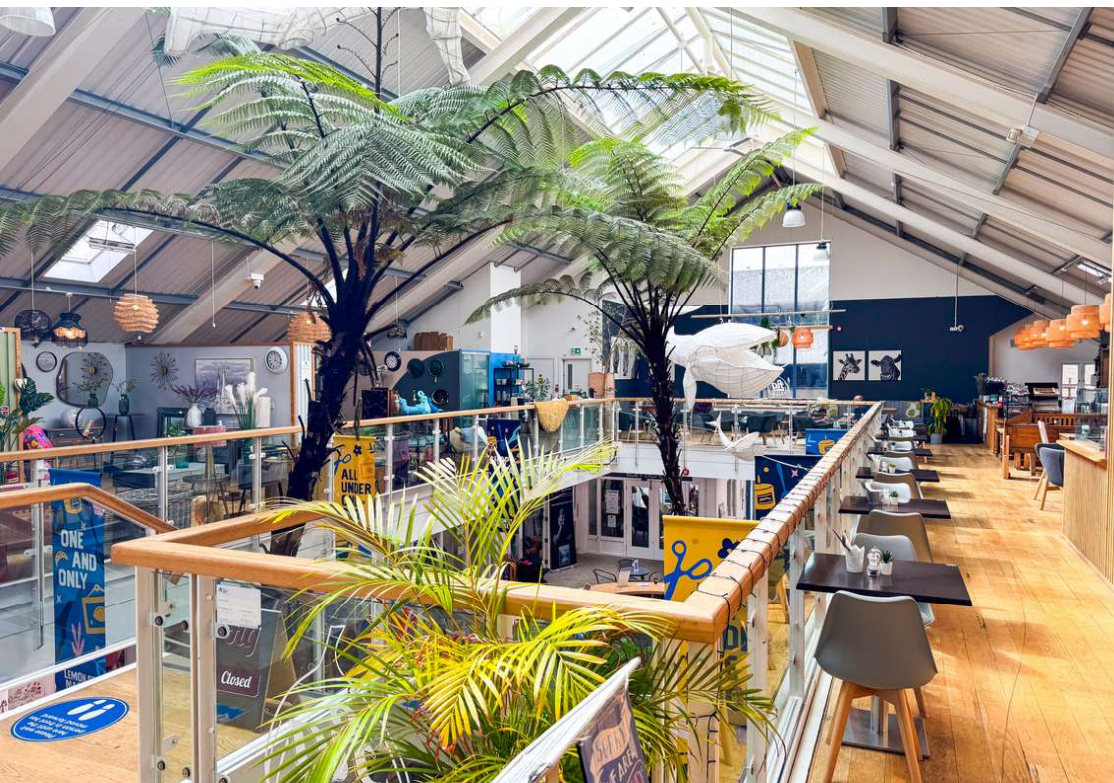
### WASH UP AREA

Located off kitchen area equipped with Maidaid washer, Electrolux washer and stainless steel sink unit.

### DRY STORE AREA

Equipped with a range of racking.





## LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council numbered PL000239. *(It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)*

## SERVICES

Services connected to the premises include mains water, drainage and electricity. *(We would point out that no testing of any of the services has been carried out by the agent.)*

## FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

## BUSINESS RATES

The property has a Rateable Value of £21,500 (VOA website 2026 list). Prospective purchasers should confirm actual rates payable with the local billing authority ([www.tax-service.gov.uk/business-rates-find](http://www.tax-service.gov.uk/business-rates-find)).

## ENERGY PERFORMANCE CERTIFICATE

Lemon Street Market has an EPC Rating of D under Certificate Reference Number 0570-0031-9909-9203-8002.

## TENURE

Fig Café is held under a 10-year lease from the 1<sup>st</sup> October 2023 at a current rent of £24,000 per annum plus VAT. A service charge is payable in the sum of £7,200 plus VAT.

## PREMIUM PRICE

Offers are invited in the region of £75,000 for the leasehold interest with the benefit of goodwill, licence, fixtures and fittings, plus stock at valuation.

## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the sole selling agents.

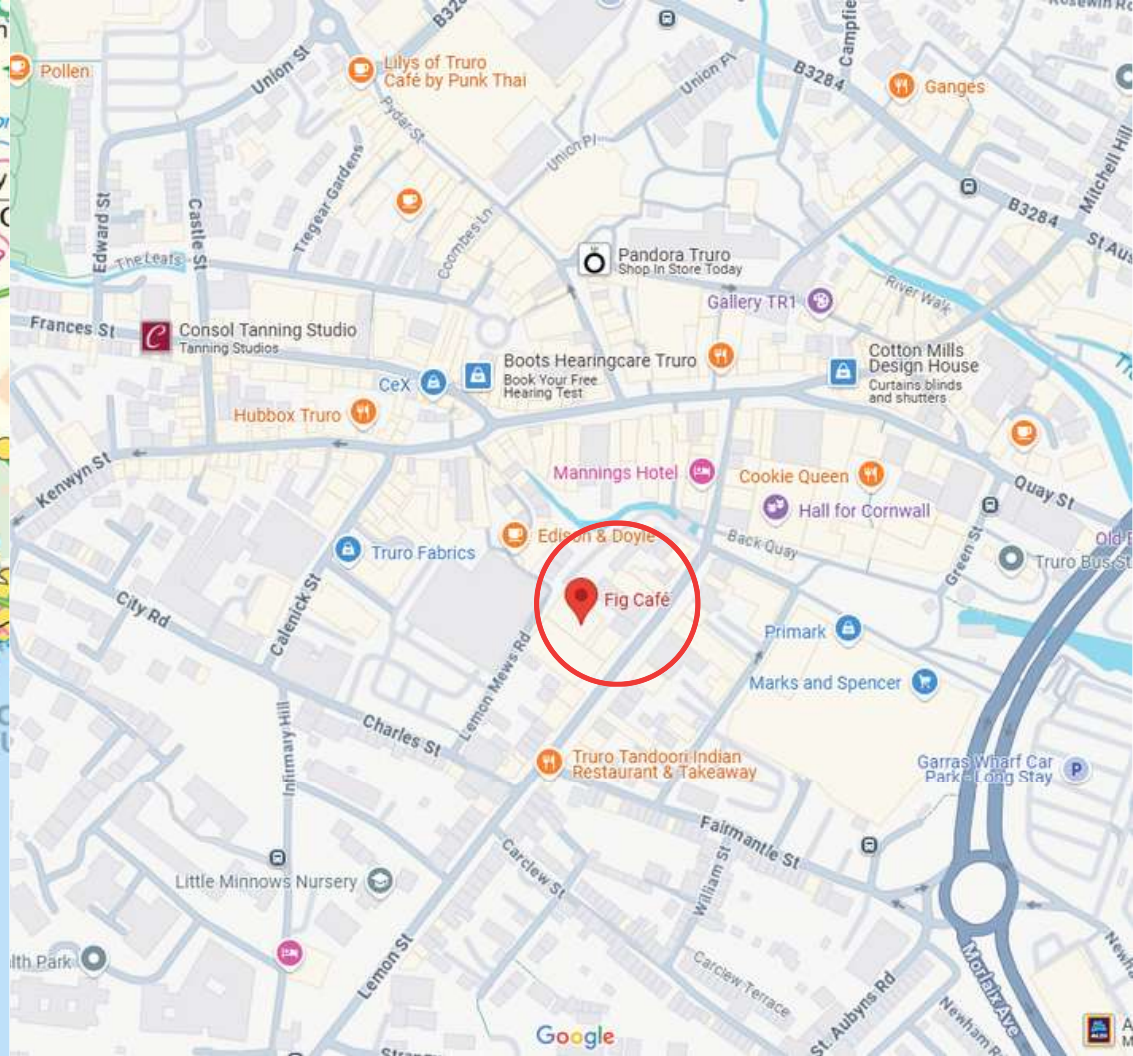
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