



Star Glazers Pottery Painting Cafe 17

Enjoy Tea, Coffee & Snacks
While You Paint
Walk-ins & Bookings
Welcome

OPENING TIMES

SUMMER VIBES

SONGS OF THE SEAS

Stitches & CREA

GIFTS/KITS & WORKSHOPS

YARN & FABRIC

SEWING & EMBROID

TIME TO

STAR GLAZERS, FALMOUTH



STAR GLAZERS

17 HIGH STREET

FALMOUTH CORNWALL

TR11 2AB

- TOWN CENTRE POTTERY PAINTING CAFE
- UNIQUE BUSINESS OPPORTUNITY
- FULLY LICENSED
- ALREADY ESTABLISHED BUSINESS ALL YEAR ROUND TRADE
- GLAZED SHOPFRONT TO POPULAR HIGH STREET
- BUSY TRADING POSITION IN POPULAR CORNISH COASTAL TOWN
- NEARBY OCCUPIERS INCLUDE CHINTZ, STONE'S BAKERY, STAR & GARTER
- CLOSE TO MAIN SHOPPERS CAR PARKS
- GROUND FLOOR TOTAL NIA CIRCA 61.5 SQ M (662 SQ FT)
- LEASEHOLD : NEW 7 YEAR LEASE £9,000 PER ANNUM



£47,500 PLUS STOCK



LOCATION

Star Glazers is situated in a central position within the popular south Cornish coastal town of Falmouth. Combined with the adjoining town of Penryn, the town has a resident population of circa 30,000 persons, boosted further by a large number of tourist visitors to the area and the approximate 8,000 full-time students studying at local University and College.

The property is situated on the vibrant High Street area of the town, occupied by a mix of retailers to include Chintz, Stone's Bakery, Star & Garter, coffee shops, estate agents and is in close proximity to the town's shoppers car parks.

DESCRIPTION

Star Glazers occupies the ground floor of 17 High Street, a retail shop operating as a pottery painting café. To the front of the shop is a customer seating area accommodating 30 covers and includes industrial shelving for displaying and storing pottery. A large picture window offers a view of High Street affording excellent display and natural light.

Towards the back of the seating area is the counter/service point, equipped with a coffee machine, cash register, double bottle refrigerator, upright refrigerator and dishwasher. There is also a storage area with shelving, a sink/drainage and an under-counter freezer and further shelving.

At the rear of the premises is the kiln room, with a commercial kiln that boasts a 230-litre capacity.

An accessible staff/customer toilet offers a baby-changing unit and a lockable storage cupboard.

THE BUSINESS

The business has been operating as a pottery painting café for a number of years. Under our client's management, it has grown in popularity and now attracts a diverse clientele of all ages, including children's parties, birthday parties, local hobbyists adult only sessions and tourists visitors. Our client also hosts regular gin and painting sessions, and themed painting events throughout the year to include very popular Halloween, Valentines, Christmas etc. The business currently operates for daytime sessions Wednesday to Sunday 11am-4pm, Thursday nights 7pm-9pm, open 5 days a week all year round with off site events with scope for workshops.

Accounting information will be available to interested parties following an initial viewing appointment.

For more details, visit our client's website at www.starglazerscafe.co.uk.

INVENTORY

An inventory of all loose chattels and equipment, free from any lease/lien, to be included within the sale and will be supplied prior to exchange of contracts.

SERVICES

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

ACCOMMODATION (Areas are approximate and should be verified)

- Sales Area - 4.62m x 10.09m
- Kitchentte Area - 1.86m x 2.75m
- Kiln/Store Area - 2.36m x 3.46m

Total Net Area - 61.50 sq m (662 sq ft)

VAT

All figures are quoted ex VAT. Status of VAT election to be confirmed.

LEASE TERMS

We are advised that a new lease will be granted for a term of 6 years at a commencing rent of £9,000 per annum.

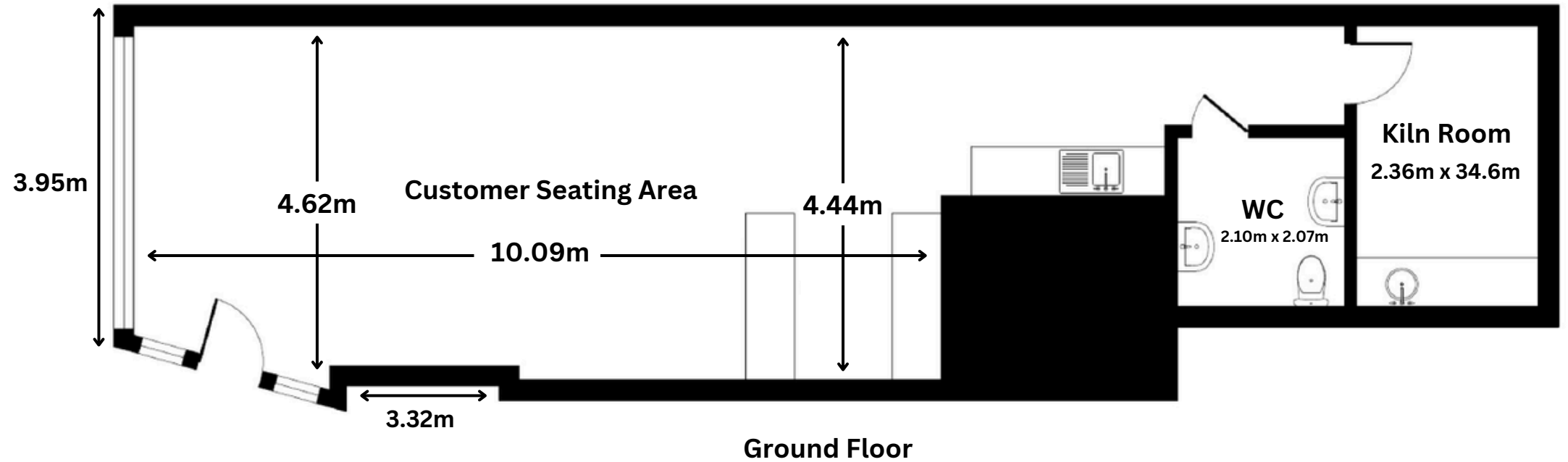
Please note that references will be requested and a deposit will be required.

PRICE

Guide Price £47,500 plus stock at valuation on completion.



Floor Plan



(Areas are approximate)

BUSINESS RATES

Current rateable value (1 April 2023 to present) £9,000

We believe that qualifying occupiers will benefit from 100% rate relief.

EPC

17 High Street has an EPC rating of C

Certificate Number : 0210-0638-3949-8427-6002

Expiry Date : 26 March 2028

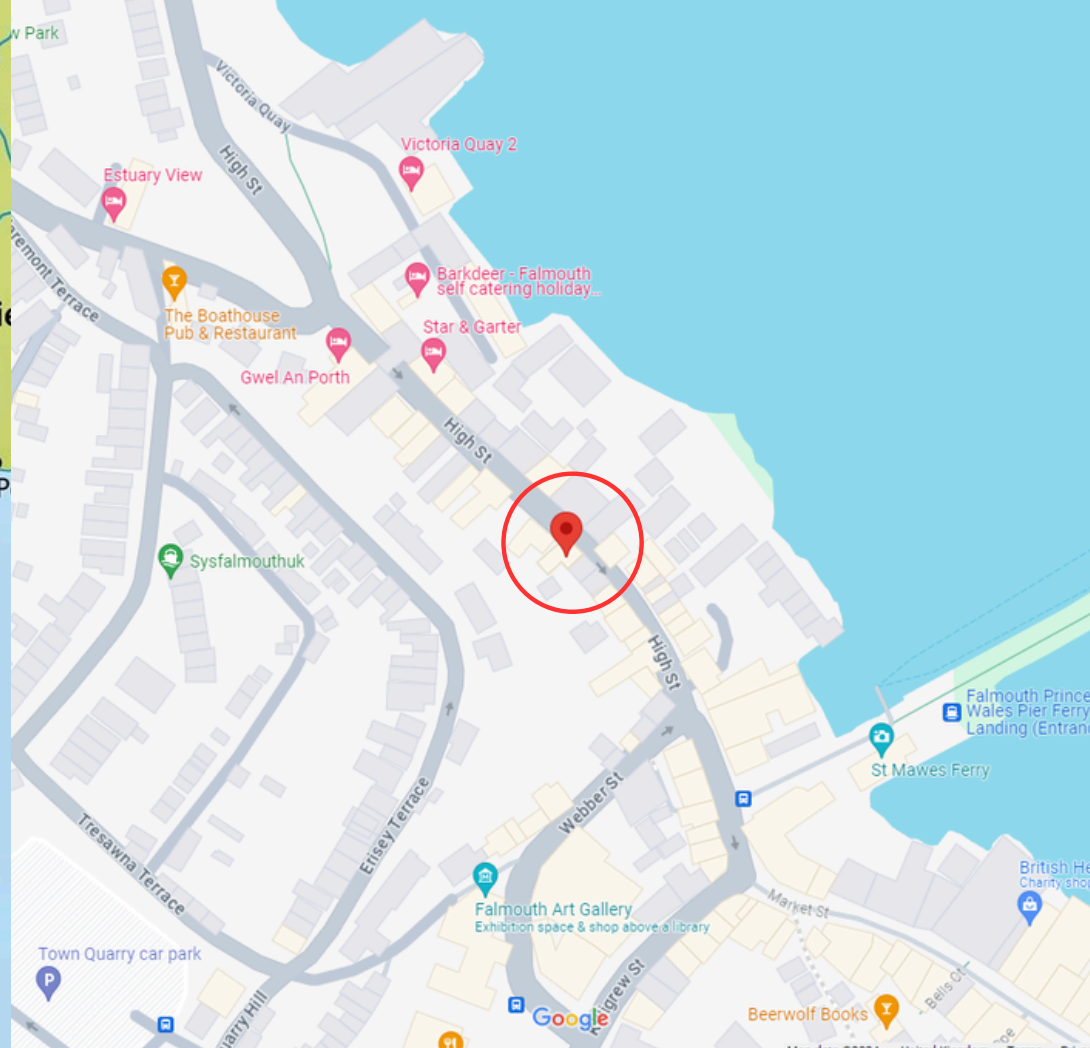
VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with sole letting agents.

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Daniell House
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CHARTERED SURVEYORS

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The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.