

 **Cafe & Bar** Breakfast  
Lunch  
Local Beers & Ciders

Welcome to Koffiji Cafe & Bar  
Open every day  
**Cornish Coffee & home baked Cakes**  
*All day*  
Cornish Cream Teas  
**Breakfast**  
9.00am - 11.45am  
**Lunch**  
11.45am - 4.00pm  
**Bar**  
Until 7.00pm ish ...  
Cornish ice cream, snacks,  
take away drinks & food  
*All day*

 **Cafe & Bar**

 **Cafe & Bar**

**KOFFIJI BAR CAFE**



# FALMOUTH

## KOFFIJI BAR CAFE

## TIDEMILL HOUSE

## DISCOVERY QUAY, FALMOUTH

## CORNWALL TR11 3XP

- Popular café & bar situated on Falmouth's busy Discovery Quay.
- Adjoining occupiers include Hub Box, Pizza Express, Tesco, Kona & the National Maritime Museum.
- Modern premises with wide opening doors, well presented interior with excellent quality finishes.
- Fixtures and fittings; fully fitted and equipped.
- Rare outside seating area in popular Events Square, close to harbour's edge and Pendennis Marina.
- Excellent business.





# CAFE BAR FOR SALE



**LEASEHOLD - GUIDE PRICE £50,000 FOR BUSINESS + F&F**

## LOCATION

Koffiji Bar café is situated in the heart of Falmouth, one of Cornwall's most popular coastal towns. The town, found on the south Cornish Coast, has a vibrant local population with a long maritime history and tradition, as well as the Arts. Falmouth has a high number of students studying at the local University and attracts a large number of tourists & visitors throughout the year due to its large harbour, coastline, beaches, attractions, events, restaurants and cafes.

Situated in Discovery Quay, Koffiji is found amongst a busy selection of catering establishments to include Pizza Express, Hub Box, The Shed, Kona, & Lawrence's all offering a diverse range of food and drink with outside seating around the square and overlooked by the National Maritime Museum, one of the county's more popular indoor attractions. The Square is well served by two large car parks, is within walking distance of the train station, and has a supermarket and Pendennis Marina nearby, attracting Super Yachts and regular visitors.

## DESCRIPTION

Koffiji Café Bar is a popular catering establishment located within an end of terrace premises with views to the Maritime Museum and Discovery Quay. The property benefits from fully glazed wide opening doors to the front opening into the main café which is superbly presented with excellent décor, furniture, fixtures and fittings.

A bar servery is fully equipped with a range of commercial stainless appliances within the kitchen\prep area, with display shelves, counters and a steel ice cream fridge. The seating area has a wood effect floor, excellent lighting, eight separate tables arranged to provide circa 24 covers, and a WC to the rear.

To the outside is an expansive external seating area directly opposite the café. The seating is arranged on four 6 seat wooden picnic benches and three 4 seat metal circular tables to provide a further 36 covers, bounded by planters and signage banners.

## ACCOMMODATION (Areas are approximate)

Main Seating Area	7.31m	widening to	8.74m
	Max depth		7.73m

WC

Outside Seating      32 covers area tbc.

## THE BUSINESS

Koffiji Bar Café is a day time catering establishment serving breakfasts, lunch, hot and cold beverages with local suppliers Cornish Coffee, plus a full selection of alcoholic drinks to include local beers, cider, wines, spirits and cocktails. Breakfasts include traditional English, pancake stacks and loaded croissants. Lunches are focused around Deli sandwiches, ciabatta melts, jacket potatoes, salads, Cornish pasties and Cornish ploughmans. In addition, a wide variety of cakes, pastries, scones, afternoon tea and Treleven's ice cream is on offer.

Our clients currently run the business from morning through to 6pm as a husband-and-wife team in addition to 1 full time member of staff and casual workers during the summer. The business opens 11 months of the year with a month winter shutdown.

Koffiji is a very well located business in a popular waterside location with a wide pull of customers from regular locals, students, tourists, visitors to the museum and nearby marina. The business offers a buyer an excellent opportunity to acquire a well established, well presented, well equipped catering establishment with outside seating with good trading history with scope to expand further.

## ACCOUNTS

Financial information will be made available to any seriously interested purchasers following an initial viewing appointment.

## 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.

## LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council permitted the service of alcohol until midnight throughout the week, (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.)

## EPC

The premises has an EPC Rating of C under Certificate Reference Number 9817-9685-3961-7189-0968.

## TENURE

The premises are offered on a leasehold basis for 10 years from January 2023, subject to a 5th anniversary tenant break, at a rent of £16,000 per annum plus VAT, subject to rent reviews and service charge, annual estimate of £1,500 per annum plus VAT.

The outside seating is occupied by a separate licence at an annual fee of £1,000.

Further lease information is available upon request.





## BUSINESS RATES

The property has a Rateable Value of £18,750. Prospective purchasers should confirm actual rates payable with Cornwall Council which may include discounts of up to 75% on rates payable.

## GUIDE PRICE

£50,000 for the leasehold interest, business, fixtures, fittings and goodwill.

## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

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Truro  
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**EMAIL:** [barney@sbcproperty.com](mailto:barney@sbcproperty.com)

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.







## 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.*

