

LEISURE BUSINESS

EUREKA ESCAPE

ESCAPE ROOMS

TRURO, FALMOUTH & PENZANCE

CORNWALL

SBC

PROPERTY

01872 277397



Eureka ESCAPE

CORNWALL

LEASEHOLD

GUIDE PRICE

£89,950

SOLE AGENT

EUREKA ESCAPE, CORNWALL

- A popular Escape Room leisure business with multiple rooms across three sites in three major Cornwall Towns
- Established business with turnover in the region of £180,000
- All sites offered with a full inventory of fixtures & fittings

LOCATION

Eureka Escape Cornwall has three location addresses, namely:-

Truro–The Basement, 18 Lemon Street, Truro TR1 2LS

Penzance–The Basement, The Old Telephone Exchange, 43-44 New Street, Penzance TR18 2LZ

Falmouth–First Floor, 9 Market Street, Falmouth TR11 3AE

The principal locations have been specifically chosen to maximise trade from local communities and tourism alike, hence the sites located in the Cathedral City of Truro, Cornwall's administrative centre; the thriving harbour resort of Falmouth and the waterside town of Penzance, which is West Cornwall's administrative and retail centre.

DESCRIPTION

Eureka Escape offers eight individually themed, immersive escape rooms through the three venues mentioned above, the main idea of each experience is to escape from each room within 60 minutes by solving numerous puzzles and hunting for clues.

The business has been very popular with friends and families, locals and tourists alike, in addition to corporate team-building events, gamers, birthdays and celebrations.

The business has the reputation, scope and size to benefit from invaluable repeat custom, great reviews and frequent word of mouth recommendations.

In Penzance there are three escape rooms, namely The Lamorna Brown Affair with an art collection theme, Death by Prescription, centred around a doctors' surgery, and Cabin Fever, a cold war hideaway.

In Truro, Don't Panic is a 1940's Home Guard themed escape room and Life After Death is a follow-up of Death by Prescription based in Penzance.

In Falmouth, The Nocturnal Alchemist is themed around an experimental scientist, Adrift is a nautical themed game aboard the Lady Killigrew and the Demon Masseur of Market Street is a Sweeney Todd style adventure.

As mentioned previously, all fixtures, fittings and props are included in the sale in addition to our clients' website (www.eurekaescape.co.uk). The business also has a customer database of circa 4,000 and has a good following on Facebook, Instagram and Tik Tok.

BUSINESS

Each premises includes a Games Leader station containing all technical equipment needed for game running with the Penzance site also benefiting from an office space for Eureka Escape. The business employs 8/10 part-time staff to assist the two business owners.

Prices are £50 for a game for 2, and £66, £80, £90, £96, £105 & £120 for 3, 4, 5, 6, 7 and 8 players respectively. The sales for recent years have been circa £180,000. In the normal manner further accounting information will be provided following a business viewing.



EUREKA ESCAPE, CORNWALL

SERVICES

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

RATEABLE VALUE

The properties have Rateable Values as follows:-

<i>Truro</i>	£2,650	(VOA website 2017 list)
<i>Penzance</i>	£2,425	(VOA website 2017 list)
<i>Falmouth</i>	£6,600	(VOA website 2017 list)

Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

TENURE – LEASEHOLD/LICENCE

Penzance—An annual Licence from Newlyn Art Gallery Ltd with a current rent payable of £4,356 per annum.

Falmouth—A 6-year internal repairing and insuring lease from the 7th November 2021 at an initial rent of £12,000 per annum, rising to £13,200 on the 3rd anniversary. The tenant has a break clause option on the 3rd anniversary also.

Truro— A 6-year internal repairing and insuring lease from the 1st November 2021 with a current rent of £4,000 per annum, rising to £4,500 from 1st November 2024. The lease is excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

EPC

Truro—The premises has an EPC Rating of E under Certificate Reference Number 0980-1941-0378-4060-8020.

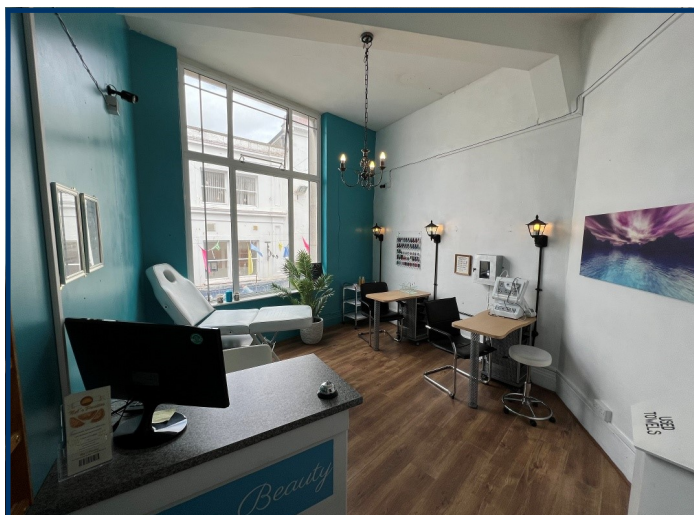
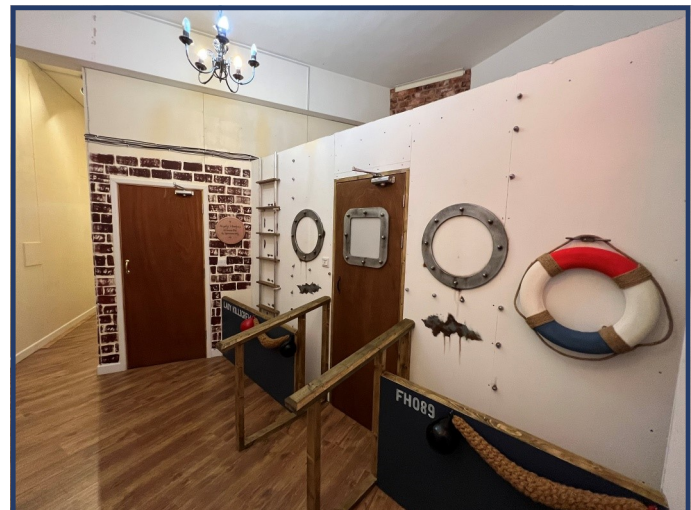
Falmouth—The premises has an EPC Rating of E under Certificate Reference Number 2813-3089-0204-0001-0971.

Penzance—The premises has an EPC Rating of E under Certificate Reference Number 6381-7659-9886-9695-0795.

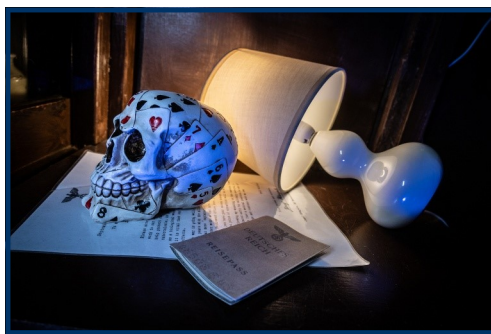
VIEWING

Viewing strictly by appointment with the sole selling agents.

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 offices. 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.



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SBC Property
Daniell House
Falmouth Road
Truro
Cornwall
TR1 2HX

FAO: Russell Weetch
TEL: 01872 277397
EMAIL: russell@sbcproperty.com

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