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**Harbour ice**  
traditional ice cream - tea & coffee

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OF RIVINGTON

**HARBOUR ICE**  
MILL SQUARE, PADSTOW

**SBC**  
PROPERTY  
01872 277397



# HARBOUR ICE ICE-CREAM PARLOUR

## 15 MILL SQUARE, PADSTOW, CORNWALL PL28 8AE



### PADSTOW HARBOURSIDE ICE-CREAM PARLOUR

THRIVING COASTAL ICE-CREAM PARLOUR IN ONE OF THE UK'S PREMIER COASTAL RESORTS  
POPULAR AND BUSY LOCATION IN RENOWNED NORTH CORNISH TOWN OVERLOOKING  
PADSTOW HARBOUR. PROMINENT RETAIL SHOP WITH LARGE GLAZED WINDOWS. INSIDE &  
OUTSIDE SEATING AREA, REAR STORES AND STAFF AREA. WELL-ESTABLISHED BUSINESS WITH  
EXCELLENT REPUTATION. BUSY. EXCELLENT TRADING ACCOUNTS AND PROFITABILITY  
NEW LEASE 10 YEAR LEASE AVAILABLE

## LEASEHOLD OFFERS SOUGHT - GUIDE PRICE £325,000 PLUS SAV

### LOCATION

The property is located in one of the Country's most renowned coastal villages. On the north Cornish coast, Padstow is a popular tourist destination with a high reputation for restaurants with a number of Michelin starred establishments. The town attracts large numbers of visitors throughout the year due to its quaint Cornish streets, beaches and sailing waters, dramatic coastline and nearby golf courses. Padstow is within easy reach of Newquay Airport, the A30, mainline railway at Bodmin and the passenger ferry to Rock.

### SITUATION

Found within the very heart of Padstow directly fronting the inner harbour, the property is in an enviable prominent harbour side position with views of the Harbour. The property has prominent frontage on the corner of North Quay and Mill Square in an area occupied by a range of busy and popular retailers and restaurants. The town's car parks, retail outlets, and restaurants to include Rick Stein's Seafood Restaurant, Paul Ainsworth's Number 6 and the popular Rojano's are all close by.

### SUMMARY

Harbour Ice comprises a well established and reputable Ice Cream Parlour fully fitted and equipped to an excellent standard. The retail shop has large glazed windows with dual frontage to the harbourside fronting the main pedestrian flow. The shop has a bright sales area with window seating an ice-cream display chiller, equipped to provide a vast range of ice-creams, hot and cold beverages. Some external seating is found to the front. A store room and staff area is located to the rear.





## ACCOMMODATION

All measurements are approximate and should be checked. Maximum dimensions shown.

## GROUND FLOOR SHOP

Sales Area 4.50 x 5.70m  
Store Room 2.0m x 2.80m  
WC

**Net internal Area 34.70 sq m (374 sq ft)**

## BUSINESS

The property has been trading as the Harbour Ice for over 13 years, operating for circa 9 months a year. The business thrives in a busy prominent trading position offering a wide and popular range of ice-creams, sorbets, hot and cold drinks. Operated by the owners with a numerous part-time staff, the business has experienced good levels of trade in recent years with continued scope for growth.

Harbour Ice offers a superb opportunity to acquire a busy, prominent ice-cream parlour in one of Cornwall's most popular resorts.

Trading accounts which show strong turnover and profitability, will be available to seriously interested parties.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating C-4466-3101-3919-2522-9007

## BUSINESS RATES \ COUNCIL TAX

Prospective occupiers should check with Cornwall Council to the actual rates payable.

15 Mill Square Rateable Value £23,000

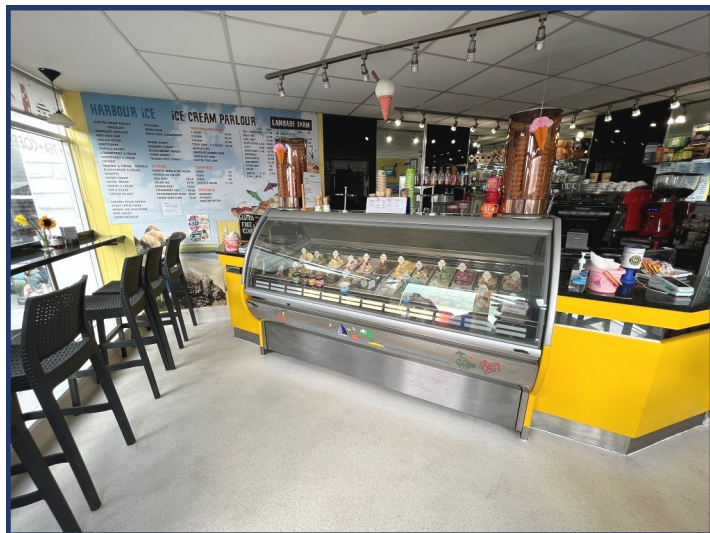
## FIXTURES, FITTINGS & EFFECTS

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

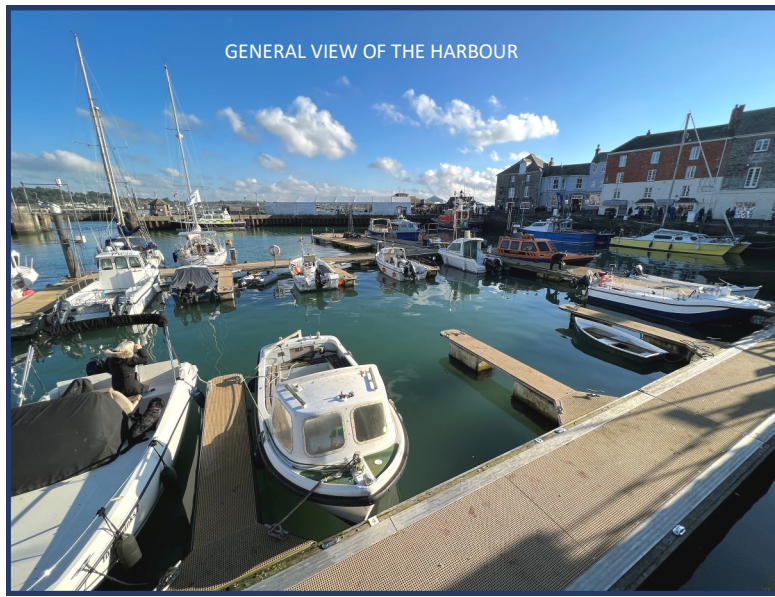
## TENURE

Leasehold .

A new 10 year lease will be granted at a rent of £25,000 per annum, subject to an annual premium of £10,000 per annum, outside of the Landlord and Tenant Act 1954. A copy of the lease is available upon request.





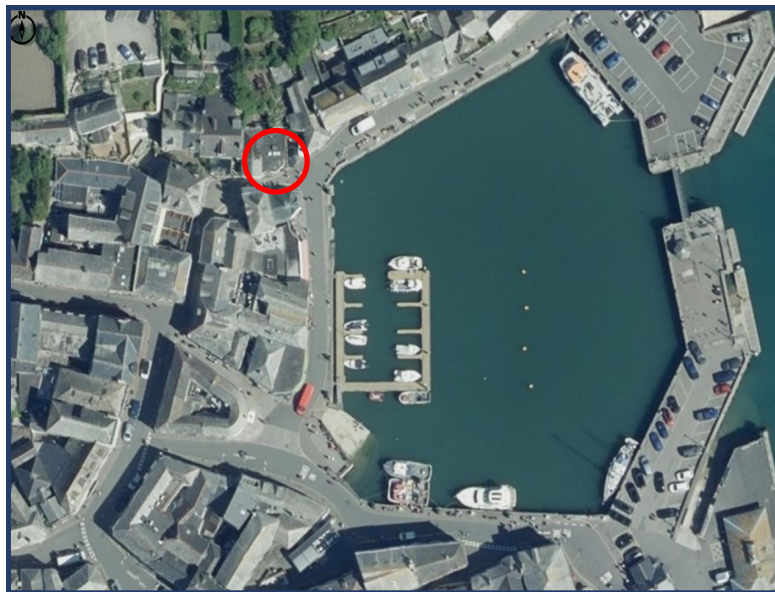


VIEWINGS \ FURTHER INFORMATION

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