




CORNISH BEACH SIDE CAFE

PORTHTOWAN BEACH CAFE EASTCLIFFE PORTHTOWAN CORNWALL TR4 8AW

- BEACHSIDE CAFÉ IN POPULAR NORTH CORNISH VILLAGE
- EXTENSIVE OUTSIDE PATIO SEATING
- BEACH AND SEA VIEWS
- SPACIOUS WELL PRESENTED INDOOR SEATING AREAS
- FULLY FITTED AND EQUIPPED WITH COMMERCIAL KITCHEN
- EXCELLENT BUSINESS WITH SUPERB REPUTATION WITH FURTHER POTENTIAL FOR BUSINESS GROWTH

LEASEHOLD BUSINESS - £120,000
SELLER OPEN TO OFFERS

ENQUIRE NOW

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LOCATION

Porthtowan is found on the north Cornwall coast, an attractive and popular village with visitors attracted to the picturesque valley location by its beach, cliffs and surrounding countryside, its mining history and catering offerings. Porthtowan is popular with locals, walkers, surfers, families and holiday visitors.

DESCRIPTION

This successful beachside cafe is in the popular north Cornish coastal village of Porthtowan. Situated a stone's throw from the beach and the main car park, this cafe boasts a large interior and extensive outside patio seating, all with beach and sea views.

A spacious well presented indoor seating area for up to 52 covers in a modern and clean environment. Altro safety wood effect flooring throughout the cafe, high quality tables, chairs and furnishings, leading to two bathrooms, one of which is fitted for baby changing and disabled use. There is also a ramp to one of the main doors for easy wheelchair access. To the front is a spacious seating area with picnic benches and sofa.

There is a large central service counter with an open plan kitchen behind, pot wash area, leading to the stores/back kitchen and laundry.

Fully fitted and equipped commercial kitchen and extraction, includes brand new double tank fryers, 4 burner griddle, 6 ring hob, oven and large salamander. Commercial microwave, prep sink and hand wash sink with new hot water tank. 4 upright Polar fridges and 5 undercounter. 2 large chest freezers, a washer/dryer, dry store shelving and plenty of usable storage space. 2 Parry panini machines.

Refrigerated cake display, Nouvo Simonelli espresso coffee machine and Mazzer Luigi grinder. The owner has continually invested in new equipment, fixtures and fittings.

THE BUSINESS

The cafe has been established by the seller for 10 years and has been a hugely successful and thriving business with superb reputation. Porthtowan is popular with walkers, surfers, families and holiday visitors which makes it a year round profitable business. Currently operating as daytime use offering breakfast and lunches, home made cakes, coffees and cold drinks. The cafe enjoys a large local following and many repeat customers, weekly and seasonally.

Experience has shown that opening in the evenings, feast nights, burger nights and themed events have proven very popular and add further potential for income. This is a unique opportunity to purchase an established business which still also holds much potential and room for growth.

Financial information is available to seriously interested parties following a viewing appointment upon request.

ACCOMODATION

Approximate area from plans

Seating area	:	11.25m x 8.53m - L shaped
Prep area	:	2.63m x 3.62m
Kitchen/Counter area	:	6.26m x 3.72m
Stores	:	8.61m x 1.76m
WC with baby changing		
WC		

TENURE

Leasehold. A copy of the lease is available upon request.

Term	:	12 years
Rent	:	£25,000 per annum
Service charge	:	To be paid quarterly
Use	:	Beach cafe and takeaway

Please note that the lease excludes the sale of alcoholic drinks, ice cream, smoothies and milkshakes.

PRICE

Leasehold - £120,000 for the business.

EPC

Rating B - Expires 6th July 2033
Certificate Number - 8813-6782-6181-7515-3415

FIXTURES AND FITTINGS

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

BUSINESS RATES

The property has a Rateable Value of £10,500. Prospective purchasers should confirm actual rates payable. We believe qualifying occupiers will currently receive 100% discount.

ACCOUNTS

Financial information available on request.

LEGAL COSTS

Each party to bear their own costs.

VIEWINGS

By appointment with the sole agents of SBC Property.



Barney Peters

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