




LICENSED THAI RESTAURANT FOR SALE

THAI IN TOWN
23 CROSS STREET
CAMBORNE CORNWALL
TR14 8ES

FREEHOLD - £195,950

LEASE OPTION AVAILABLE

ENQUIRE NOW

 01872 277397

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 barney@sbcproperty.com



LOCATION

Thai In Town is located in the lively town of Camborne. Central to both the north and south coasts of Cornwall. With easy links via road and train, Camborne offers accessibility to businesses, locals and holidaymakers; just a 30 minute drive in each direction brings you to one of the tranquil sandy beaches of the county. Camborne offers a rich heritage and mining, and is home to famous engineering pioneers such as Richard Trevithick and William Bickford. Overall, Camborne is a town with a rich history, natural beauty and a growing focus on regeneration and development.

DESCRIPTION

Thai in Town is a well-located business in the centre of Camborne (population circa 30,000 persons). It is situated in the middle of Cross Street, amongst specialist and local businesses. It is a short distance from the main car parks and prime retailing areas. Thai in Town is a popular catering establishment with a Rating of No1 Restaurant in Camborne and No2 Thai Restaurant in Cornwall (Tripadvisor). It also has a 5* Hygiene Rating.

Our clients currently run the business from 5 pm to 9 pm 5 days a week, (Tuesday - Saturday) as a family-run business, in addition to a casual worker during busier times. The business opens 8 months of the year with January to April months shut down. The premises are fully equipped with a bespoke commercial kitchen, gas central heating, seating provided for 24 people which can also be increased to 34 covers, a bar area with stores, prep room, and WC to the rear.

The kitchen is also equipped with a stainless steel extractor unit, double deep fat fryer, Falcon 5-burner wok range, fridge, freezer, Sharp heavy-duty microwave, plate and food warming oven, catering dishwasher, double sink and drainer.

Adjacent, lies a hallway with a separate rear entrance into the residential accommodation. An internal staircase leads to the first floor level incorporating three double bedrooms, lounge and a rear bathroom with a shower and toilet. Two of the double bedrooms overlook Cross Street.





ACCOMODATION

Ground Floor

Seating Area	-	7.34m x 5.17m
Commercial Kitchen	-	5.83m x 3.01m (Max)
Domestic kitchen	-	3.37m x 3.28m
Prep Room	-	2.22m x 3.33m
WC		
Gross internal area	-	70.69 sq m
Store		

First Floor

Lounge	-	3.62m x 4.02m
Bedroom 1	-	3.45m x 4.02m
Bedroom 2	-	4.46m x 3.11m
Bedroom 3	-	3.63m x 3.59m
Bathroom 1	-	1.50m x 1.50m



BUSINESS RATES

The occupier is responsible for the business rates. Prospective tenants should make their own enquiries with Cornwall Council to confirm rates payable and any small business rate relief or discounts available which may result in 100% rate relief. Rateable value £9,000

Council Band - A

LEGAL COSTS

Each party to bear their own legal costs incurred.

EPC

Thai in Town has a EPC Rating of C under Certificate Reference Number 4505-6422-5052- 5081-8419



TENURE / PRICE

£195,950 for the freehold to include fixtures and fittings.

Also available on a leasehold basis £14,400 per annum and £20,000 premium. Please call for lease terms.

VAT

To be confirmed.

LICENCE

The property has a Premises Licence, details available upon request.

Barney Peters

☎ 01872 277397

✉ enq@sbcproperty.com

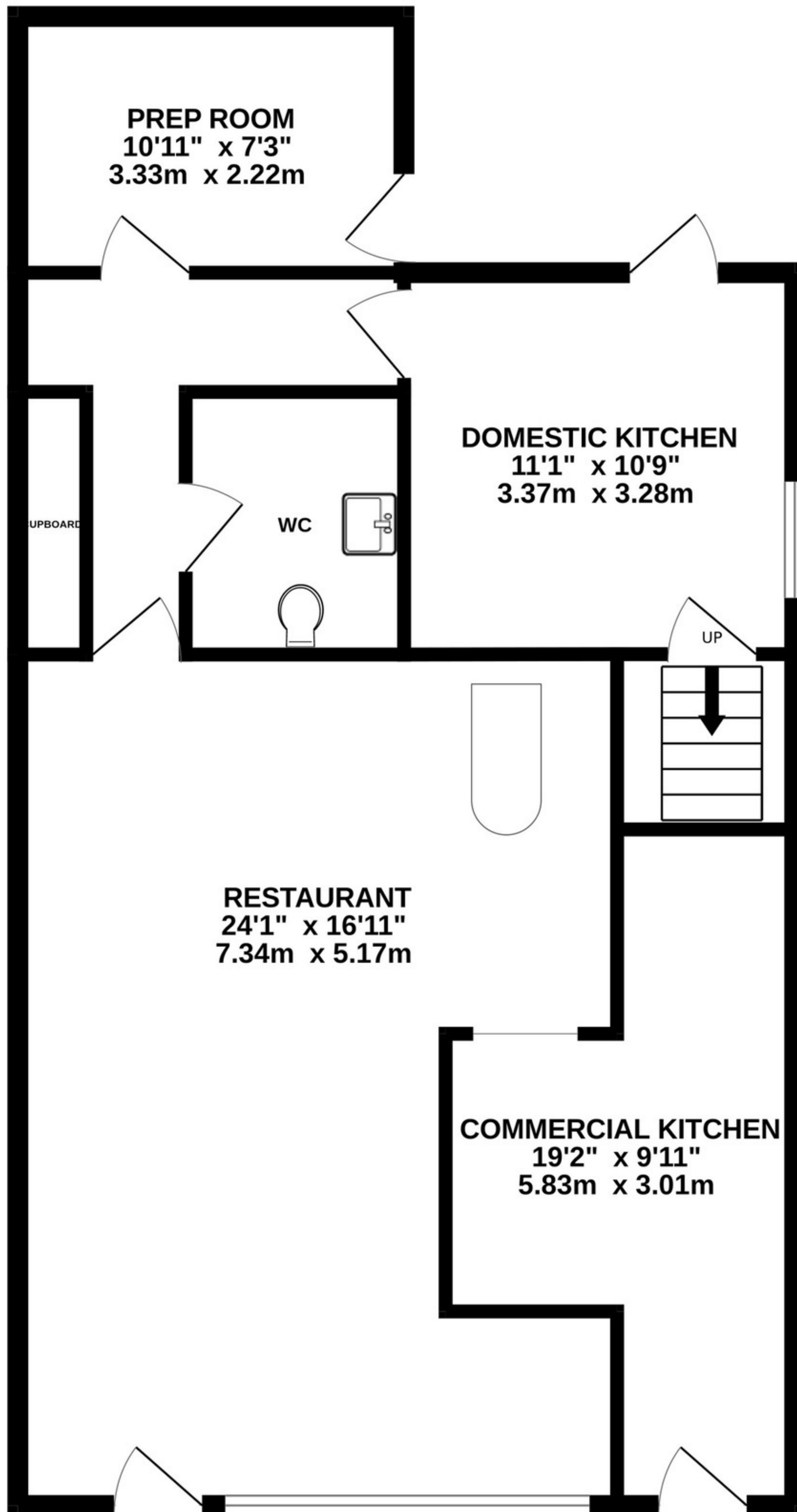
✉ barney@sbcproperty.com



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GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.

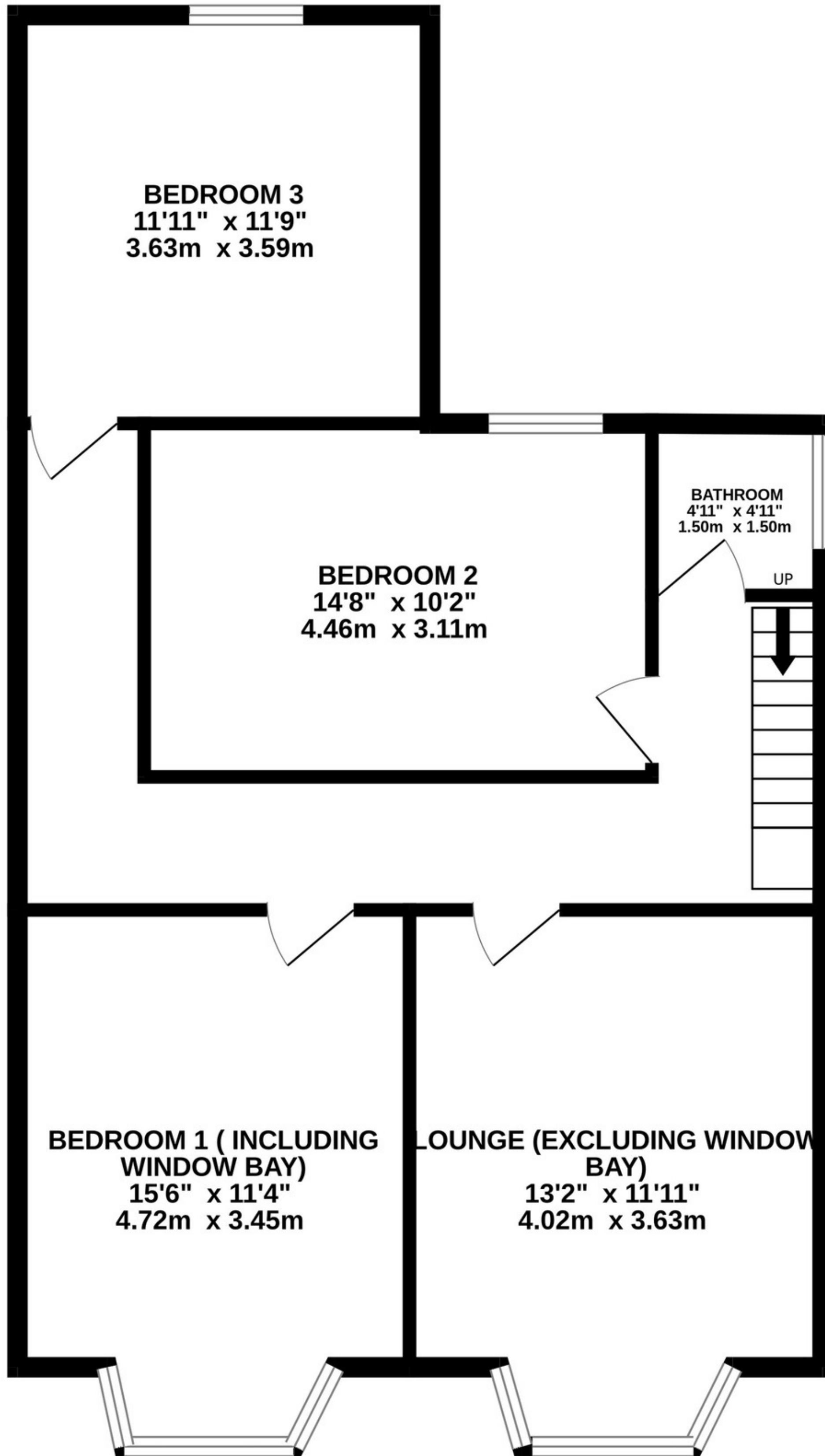


TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR
799 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.

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