



**RESTAURANT / BAR / TAKEAWAY OPERATION**

**PAR RETAIL PARK**

**PAR MOOR ROAD**

**ST AUSTELL**

**CORNWALL PL25 3RP**

- Landmark restaurant/bar/takeaway opportunity, central Cornwall location
- Offers quality restaurant bar area with takeaway
- Located close to the Eden Project, Tregrehan Gardens, Fowey, Carlyon Bay and St Austell
- Extensive free outside parking



**£49,950 FOR THE LEASEHOLD INTEREST  
TO INCLUDE FIXTURES & FITTINGS**



## LOCATION

The opportunity is situated within Par Retail Park and currently trades as Sam's Diner, located on a prominent roadside location off the A390 road connecting St Austell and Fowey, close to Tregrehan Gardens and world-famous Eden Project. Nearby traders include The Range, Par Market, Kids' World, Wyvale Garden Centre, many campsites, Carlyon Bay and Par Beach.

## DESCRIPTION

The business operates from a single-storey, mid-terrace property of block and stone under a pitched roof. Since acquisition by the vendors, the building has been extensively refitted, re-equipped and refurbished to a high quality, American diner style venue which can easily be adapted to any style of restaurant.

## THE BUSINESS

The fully licensed bar restaurant business is currently closed but had traded for the past seven years as a family-run American-style diner under the "Sam's" brand which has operated successfully for over 30+ years. The business was open 5 days a week, 10.30am, for breakfast, to 8pm with scope for longer trading hours and a takeaway opportunity. The restaurant had a good loyal local trade with an extra boost from the visitors to the area during the seasonal months.

The restaurant also hosted bike nights during the spring/summer seasons.

## ACCOUNTS

Historic accounting information will be made available to seriously interested parties following an initial viewing.



# ACCOMMODATION (Areas are approximate)

## MAIN DOUBLE ENTRANCE

### MAIN BAR RESTAURANT AREA (14 x 12.2m)

Currently themed as an American Diner with a vast array of American 1950's memorabilia. Red upholstered booth type seating for approximately 60 covers.

### BAR AREA

Feature stainless steel double return counter with full range of equipment to include cash registers, music system, coffee machine and bottle refrigerators.

### COMMERCIAL KITCHEN

Fully fitted and equipped with quality commercial kitchen equipment which includes Blue Seal six-burner gas range, twin pizza oven, under-surface commercial refrigerators, Blue Seal contact grill, Blue Seal gas grill, heat lamps, range of microwaves, deep fat fryers, stainless steel cladding and Altro flooring.

### WASH UP AREA

Located off kitchen and includes power wash unit, extensive shelving and a range of refrigerators and freezers.

### PASSAGEWAY

### GENTS WC

Two urinals, wc and double sink unit.

### LADIES WC

Three wcs and a ceramic double sink unit.

### DISABLED WC

### SIDE YARD

Currently used for refuse collection.

### OUTSIDE

Directly to the front of the building lies a vast tarmacadam, free car parking area for the whole Retail Park.

To the front of the premises lies an extensive trading area for the diner with enclosed pods and picnic bench table seats for approximately 70 covers.

Directly to the front of the building lies a vast tarmacadam car parking area for the whole of Par Park.

On the opposite side of the road from the site is a large LED advertising screen where businesses can advertise for a cost.



## SERVICES

Services connected to the premises include mains water, drainage, gas and electricity. (We would point out that no testing of any of the services has been carried out by the agent.) Services are currently paid to the landlord but prospective tenants can source their own contracts if desired.

## 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.

## SERVICE CHARGE

A service charge provision is payable to the landlord, billed quarterly at an approximate cost of £950 per quarter which covers waste collection and disposal and all communal costs associated with the Retail Park.

## BUSINESS RATES

Business rates are paid direct to the landlord on a monthly basis at circa £240 per month.

## LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council numbered L116006912. (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.)

# ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of D under Certificate Reference Number 0170-0033-0399-7109-6002 valid until 13th January 2027.

## TENURE

The site is available on assignment of a 10-year lease, commencing 2017, at a current rent of £16,000.

## PRICE

Offers invited in the region of £49,950 for the remaining leasehold interest. Please note: the sale will not include any form of "Sam's" branding or trademarks. Reason for sale is to concentrate on the remaining business interests of the Sam's Group.

## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the sole selling agents.

SBC Property  
Daniell House  
Falmouth Road  
Truro  
Cornwall TR1 2HX

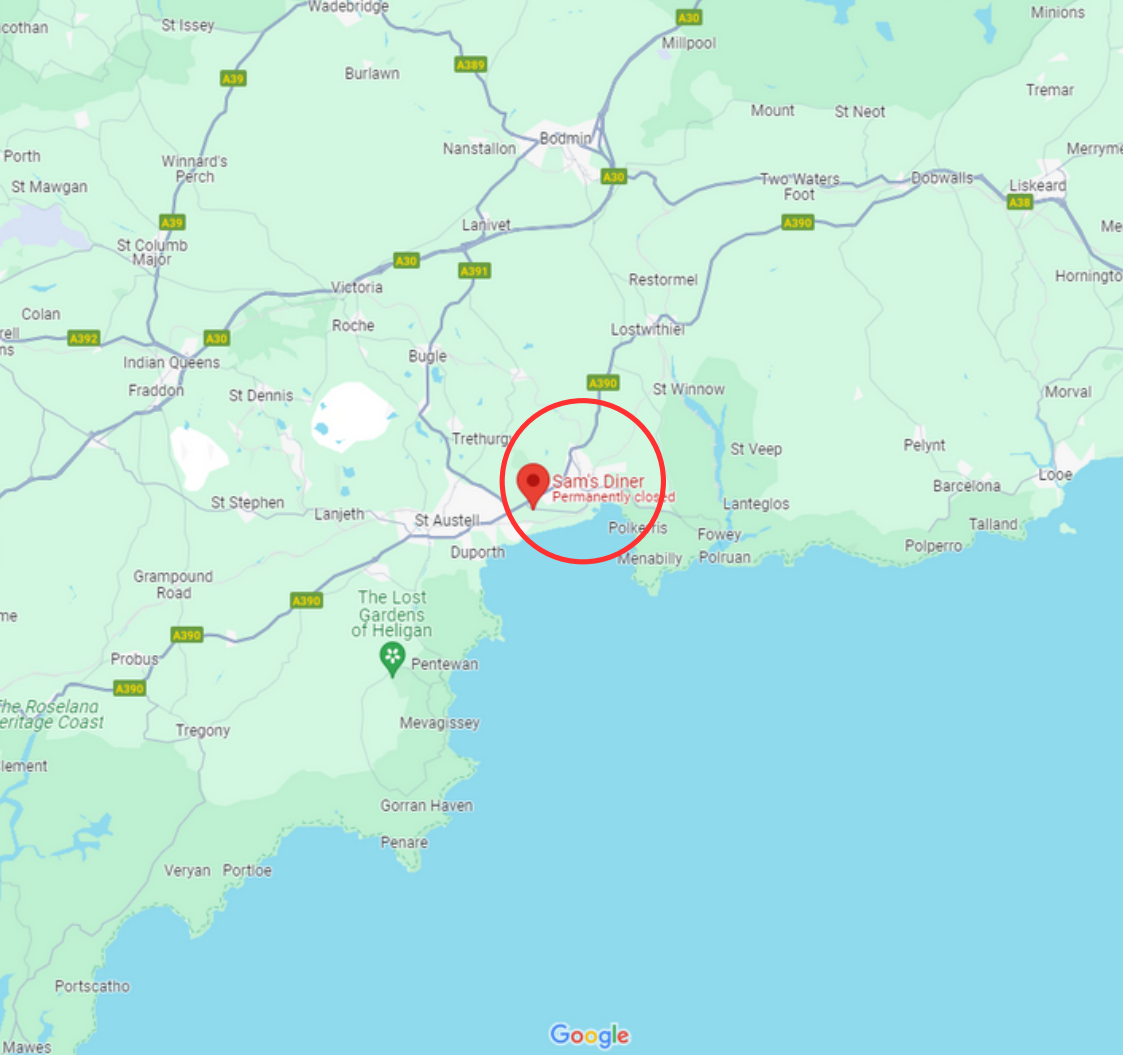
**FAO :** Jeremy Beeching  
**TEL :** 07738 321135  
**EMAIL:** [Jeremy@sbcproperty.com](mailto:Jeremy@sbcproperty.com)











## CHARTERED SURVEYORS

### COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

T: 01872 **277397**

E: [Jeremy@sbcproperty.com](mailto:Jeremy@sbcproperty.com)

E: [enq@sbcproperty.com](mailto:enq@sbcproperty.com)

*SBC Property is the trading name of Scott Burrige Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burrige Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burrige Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.*

*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.*

