



CAFE/DELI IN PORTHLEVEN

**THE CORNER DELI
12 FORE STREET
PORTHLEVEN
CORNWALL TR13 9HJ**

- A POPULAR BOUTIQUE STYLE DELI/CAFÉ IN THE PICTURESQUE HARBOUR VILLAGE OF PORTHLEVEN
- 12-COVER CAFÉ AREA
- OPEN-PLAN WELL EQUIPPED DELI AND KITCHEN
- IDEAL FAMILY RUN BUSINESS

£99,950 FOR THE LEASEHOLD BUSINESS PLUS SAV

ENQUIRE NOW

07825 735465 / 01872 245819

russell@sbcproperty.com

enq@sbcproperty.com



LOCATION

The Corner Deli occupies a prominent dual aspect site on the corner of Fore Street and Chapel Terrace, approximately 100m from the harbourside in picturesque Porthleven, approximately three miles from the market town of Helston. In addition to the beautiful harbour, Porthleven offers a popular beach and a range of gift shops, guest accommodation, restaurants and access to the South West Coast Path.

DESCRIPTION

The lock up ground floor corner fronted premises have been carefully refurbished by the current proprietors offering an open-plan café and delicatessen to include a well fitted delicatessen counter, kitchen area, a wood fired pizza oven and covers for approximately 12 diners.

The premises offer a broad frontage and also include a wash area, dry store and staff wc.

THE BUSINESS

Our clients, now looking to sell due to family commitments, principally try to offer a range of Cornish products, but also include other items from around the world. In addition to the range of fine cheese and charcuterie, The Corner Deli offers dining for up to 12 covers where customers can enjoy a range of coffees, teas, cakes, a range of filled baguettes and paninis. Hot meals include wood-fired pizza, homemade soups and stews, particularly popular in the winter months.

For further information, interested parties are welcome to view our clients' website (www.thecornerdeliporthleven.co.uk).

SERVICES

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



ACCOMODATION

All dimensions are approximate

RETAIL/CAFE AREA (8.11 X 5.48 MAX)

A spacious, broad fronted retail sales area with some glimpses of Porthleven Harbour, slate flooring, tables and chairs providing 12 covers, wood-fired pizza oven, a range of display shelving, refrigerated display counter, electronic cash register, coffee machine and a range of catering appliances.

INNER HALL

Some storage and access to staff cloakroom wc.

WASH AREA (2.14 x 1.88m)

Twin bowl stainless steel sink unit. Range of shelving.

DRY STORE

Range of shelving and freezer.

FIXTURES & FITTINGS & EFFECTS

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.

BUSINESS RATES

The property has a Rateable Value of £7,300 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

EPC

The premises has an EPC Rating of D under Certificate Reference Number 0240-1933-0403-4510-9054.

TENURE

Leasehold. A 15-year proportional full repairing and insuring lease from July 2022 with 3-yearly rent reviews and a passing rent of £9,000 per annum.

VIEWING

Strictly by appointment with the Sole Selling Agents, SBC Property.



Russell Weetch

☎ 07825 735465 / 01872 245819

✉ russell@sbcproperty.com

✉ enq@sbcproperty.com

These particulars do not constitute any part of an offer or contract. All statements as to the property and business are made without responsibility on the part of SBC Property or the vendor. None of the statements contained herein are to be relied upon as statements or representations of fact. Any potential purchaser must satisfy themselves as to the correctness of each statement in these particulars. The vendor does not make or give SBC Property, nor any person in their employment, any authority to make any representation or warranty whatsoever in relation to this property.

SBC Property is the trading name of Scott Burridge Commercial LLP