

WHARF HOUSE

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commercial

property consultants

FISH & CHIPS
TAKEAWAY



OPEN

OPEN

Business For Sale

Fat Fish Café, Wharf House, Wharf
Road, Penzance, TR18 2JY

OFFERS INVITED + SAV

Attractive modern café with a Fish and Chip Takeaway incorporated. Currently run under management.

Viewing by prior appointment with
Adam Beverley-Jones

(01872) 261028

adambeverley-jones@scctruro.co.uk

23 Covers inside with 40 Covers outside.

Prominent trading position opposite main car park,
close to train and bus station and the proposed new
Premier Inn Hotel.

strattoncrebercommercial.co.uk

Location & Description

Penzance has good communication links with a direct link to the A30 which forms the arterial road in and out of the County, linking with the M5 at Exeter. The town also has an intercity railway station providing a regular service to London Paddington.

Fat Fish Café sits on main seafront road of Penzance and is next to the popular Wharfside shopping centre development. The property is opposite the public Harbour Carpark, and close to the town's bus and train station. Adjacent to the building is the proposed new Premier Inn. The business benefits from a busy summer season with the Fish and Chip portion of the business enjoying consistent year-round trading supported by locals and continues to trade throughout the winter for seven days per week. The property is well presented and has recently benefitted from the installation a new fryer and outdoor furniture.

Accommodation

The property comprises a well-presented Café with 23 covers inside & 40 covers outside, with a kitchen, WC facilities & Fish & Chip takeaway.

Measurements taken from 2017 VOA website:

Description	Sq M	Sq Ft
Takeaway/Kitchen Zone A	29.1	313.23
Kitchen Zone B	8.4	90.42
Internal Storage	2.2	23.68
Wash Tray Area	0.8	8.61
Retail Zone A	30.6	329.38
Retail Zone B	3.7	39.83
Total	74.8	805.15

Business

The business is operated fully under management, trading all year round employing 3 staff, and seasonal staff when required. The vendors maintain the premises well, investing in new equipment as and when required, for instance a new fryer installed during the summer of 2017. The vendors are selling the business due to other business commitments.

Turnover to year end March 2017 totaled £144,061, trading accounts can be inspected by a prospective purchaser after a viewing. It is felt there is potential to grow the business further, by enhancing the menu and perhaps offer further products, ie, pizzas.

Offers are invited for the leasehold business, plus stock at valuation subject to assignment of existing lease. An inventory of equipment included in the sale will be attached to the sales contract.

Tenure

The business occupies the premises under a FRI lease, granted in 2010 for a term of 15 years, rent reviews every 3 years, at a passing rent of £22,500 per annum (exclusive). The tenant is responsible for 16% of the insurance premium of the whole building. Freehold may be available by separate negotiation.

Planning

Potential purchasers are advised to make their own enquiries to Cornwall Council; Tel: 0300 1234 151; Email: planning@cornwall.gov.uk; Cornwall.gov.uk.

Rateable Value

The property is assessed under the 2017 rating list as having a rateable value of £10,250. Interested parties should make their own enquiries of the local billing authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, TR1 1EB, Tel: 01872 224397, Email: revenues@cornwall.gov.uk or enquiries can be made online at the VOA website www.voa.gov.uk

Energy Performance Certificate (EPC)

The property has been rated **D95**

VAT

Under the Finances Acts 1989 and 1997, VAT may be levied on the Sale price. We recommend that the prospective purchasers established the VAT implications before entering into any agreement.

Legal Costs

Each party to bear their own legal costs. In the event the purchaser withdraws from the transaction, they will be responsible for the vendors abortive legal costs.



Truro Office

Compass House, Truro Business Park,
Threemilestone, Truro, TR4 9LD
Tel: 01872 261028
Fax: 01752 221655

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