

JAMES
DOM

UKRAINIAN SOUL

Myrtle

ESPRESSO BAR

COFFEE
20 TYPES OF TEA
HOME MADE
CAKES &
SCONES
TEA CAKES
ALCOHOL

LICENSED CAFÉ RESTAURANT

12 MARKET STREET, FALMOUTH, CORNWALL TR11 3AE

- An extremely well located licensed café / restaurant in the thriving coastal resort of Falmouth
- 40-cover restaurant area, equipped kitchen, preparation area, store and cloakroom wc
- Ideal 'Family Run' café / coffee shop / restaurant business
- Benefit of a pavement licence for 8 covers (2 tables)
- Excellent trading pitch enjoying much pedestrian flow through the town
- Genuine sale due to family relocation

LEASEHOLD GUIDE PRICE £25,000
INTEREST TO INCLUDE FIXTURES & FITTINGS

SOLE AGENT





LOCATION

The café restaurant is situated in the heart of Falmouth's town centre, one of Cornwall's most popular coastal and harbour towns. Falmouth has a vibrant local population with a high number of students studying at the local university and attracts large numbers of tourists throughout the year due to the popularity of its large harbour, coastline and beaches at Gyllyngvase, Castle, Swanpool and Maenporth.

The premises are situated in Market Street in central Falmouth, amongst a mix of local, niche and national retailers.

DESCRIPTION

A restaurant or café has traded from 12 Market Street for approximately four decades, most recently as a licensed restaurant, previously a long-standing coffee shop.

The premises have a double fronted shopfront with large display windows and double doors opening into an open-plan restaurant area for circa 40 covers, a servery/preparation room, leading to the commercial kitchen, wash area and dry store.

Off the main restaurant area is a well appointed customer cloakroom wc.

SCHEDULE OF ACCOMMODATION (All dimensions are approximate)

Cafe / Restaurant	-	(8.5 x 5.8m max)
Preparation Room	-	(2.52 x 4.25m)
Kitchen	-	(3.15 x 2.18m)
Wash Area	-	(2.18 x 1.19m)
Store	-	(1.5 x 2.95m)

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.

BUSINESS RATES

The property has a Rateable Value of £22,750 (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.tax-service.gov.uk/business-rates-find).

LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council. (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.) The business also has the benefit of a Pavement Licence for 8 covers and two tables.

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.)

EPC

The premises has an EPC Rating of B under Certificate Reference Number 9016-2674-3065-8821-5730.

TENURE

Leasehold with the remainder of a 15 year proportional full repairing and insuring lease from July 2018 at a current rent of £25,000 per annum, with a three year rent review pattern.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents
SBC Property
Daniell House
Falmouth Road
Truro Cornwall TR1 2HX

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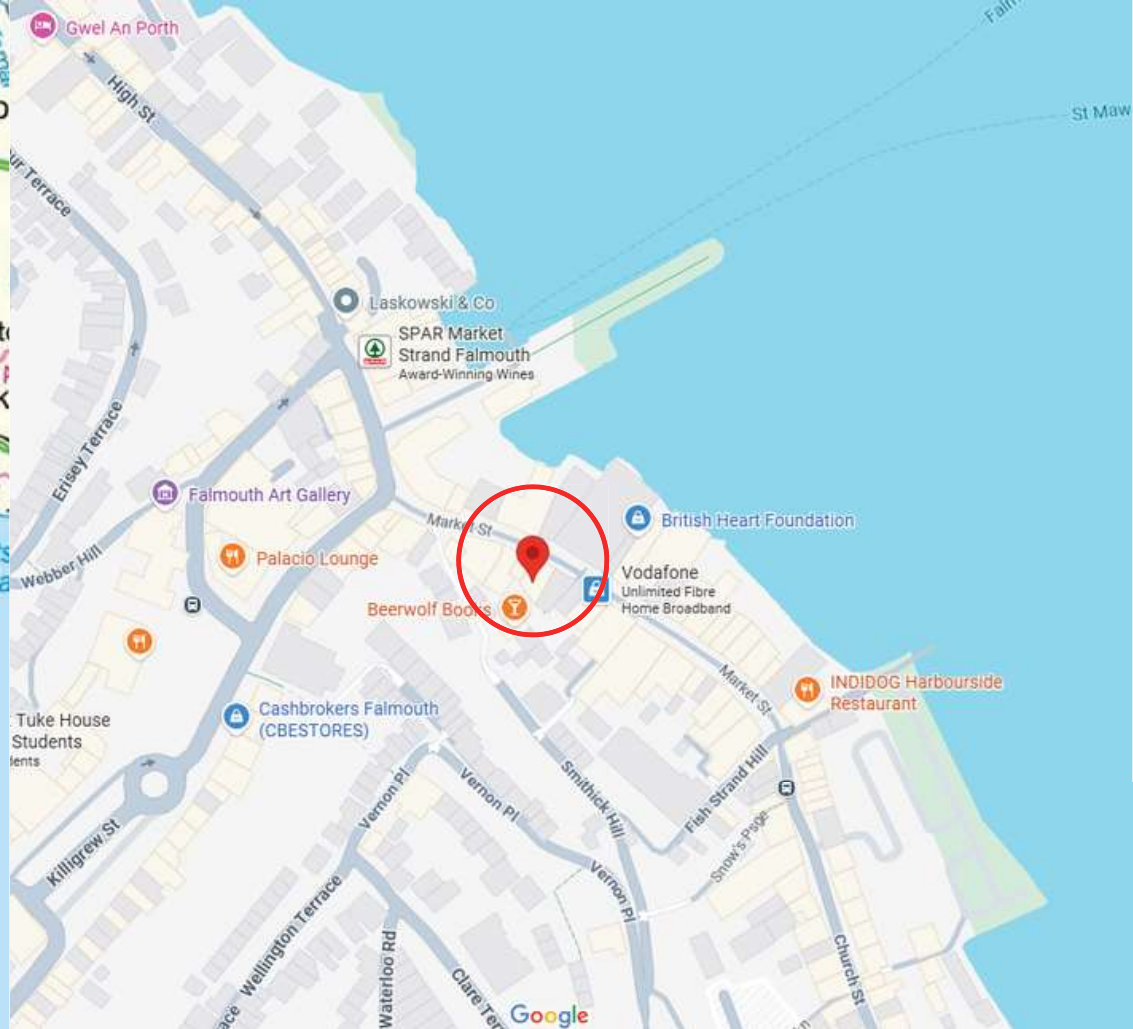


UKRAINIAN SOUL

GAMES ROOM

Myatts OF FALMOUTH

CHALKBOARD SIGN: HELP UKRAINE BUY FOOD & MEDICAL SUPPLIES



CHARTERED SURVEYORS

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