

SPICE CABIN, BOSSINEY ROAD, TINTAGEL

SPICE CABIN
Pizza and other spice fast food
BOSSINEY ROAD, TINTAGEL PL34 0AJ
www.spicecabin.co.uk
01840 554 495 / 07375 357 556

PIZZA - FRIED CHICKEN - TACOS - BURGERS

PIZZA	BURGER	SPRING ROLL	CHICKEN NUGGETS	CHICKEN WRAP	SPICY CRISPY CHICKEN
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Burgers
Paninis
Chips

CURRY RICE	SAUSAGE AND CHIPS	DOUGH BALL	GARLIC PIZZA BREAD	CHICKEN AND CHIPS	VEGGIE NUGGETS
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SPICE CABIN BOSSINEY ROAD TINTAGEL CORNWALL PL34 0AJ

- Tintagel catering takeaway premises
- Approved planning for 2-bedroom flat
- Near to car park and village centre
- Prominent corner position in popular North Cornwall
- Renowned Cornish holiday destination town famed for its links to King Arthur's Tintagel Castle
- Equipped with fish and chip range
- FREEHOLD OR LEASEHOLD OPTIONS AVAILABLE



FREEHOLD : £180,000 INC F&F

LEASEHOLD : £10,200 PER ANNUM + £10,000 PREMIUM

LOCATION

The property is located in the popular and well-renowned north Cornish village of Tintagel, one of Cornwall's popular holiday destinations.

The village itself, and nearby ancient historic ruins of Tintagel Castle are associated with the legend of King Arthur and the Knights of the Round Table, attracting visitors from all over the world. Other notable landmarks include the Old Post Office, King Arthur's Great Hall, and popular coastal footpaths which form part of the South West Coast Path.

The property is situated on Bossiney Road, close to the Tourist Information Centre and one of the village's principal car parks.

DESCRIPTION

The premises comprises a ground floor takeaway with a large display window onto Bossiney Road with return frontage internally the premises provides approximately 45 sq m of accommodation, which is arranged to incorporate a customer waiting/seating area, takeaway, counter, staff toilets, storage and preparation areas to the rear.

At the rear of the property is a small yard area.

THE BUSINESS

An established catering location for, we believe, in excess of 50 years with the business operating as a hot food takeaway. The business is currently trading seasonally, ready for new operators offering pizzas, tacos and burgers.

Please note that no trading accounts are available.

PLANNING

Planning permission has been approved for a two-bedroom flat over the existing ground floor as shown on the drawings below. Full details on the planning consent and conditions can be found on the Cornwall Council website (Planning Reference PA25/07051).

ACCOMMODATION (Areas are approximate)

Takeaway Area - 5.77 m x 4.41 m (max)

Includes Preston Thomas 2-pan gas range, drinks chiller, upright refrigerator, stainless steel drawer unit, base units and hygienic walls.

Rear Preparation Room - 6.62 m x 2.76 m

FREEHOLD

£180,000 Freehold fully fitted and equipped with the benefit of the approved planning for a new self-build, first floor apartment.

OR

LEASE TERMS

New 7 year lease at a rent of £10,200 per annum.

Premium: £10,000

EPC

The property has an EPC Rating of D under Certificate Number 0495-2054-8230-7600-3803. Expires May 2028.

EXISTING FLOOR PLAN

Plan not to scale. For identification purposes only.



LEGAL COSTS

Prospective tenants are to contribute to the landlords legal costs.

RATEABLE VALUE

The purchasers are 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.

Current rateable value (1 April 2023 to 1 April 2026) £3,900

Future rateable value (1 April 2026) £5,800

I.D. REFERENCES & DEPOSIT

Prospective tenants or buyers will need to provide certified identification and proof of address. References and deposit may be required for tenants, subject to status.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with the sole selling agents.

SBC Property

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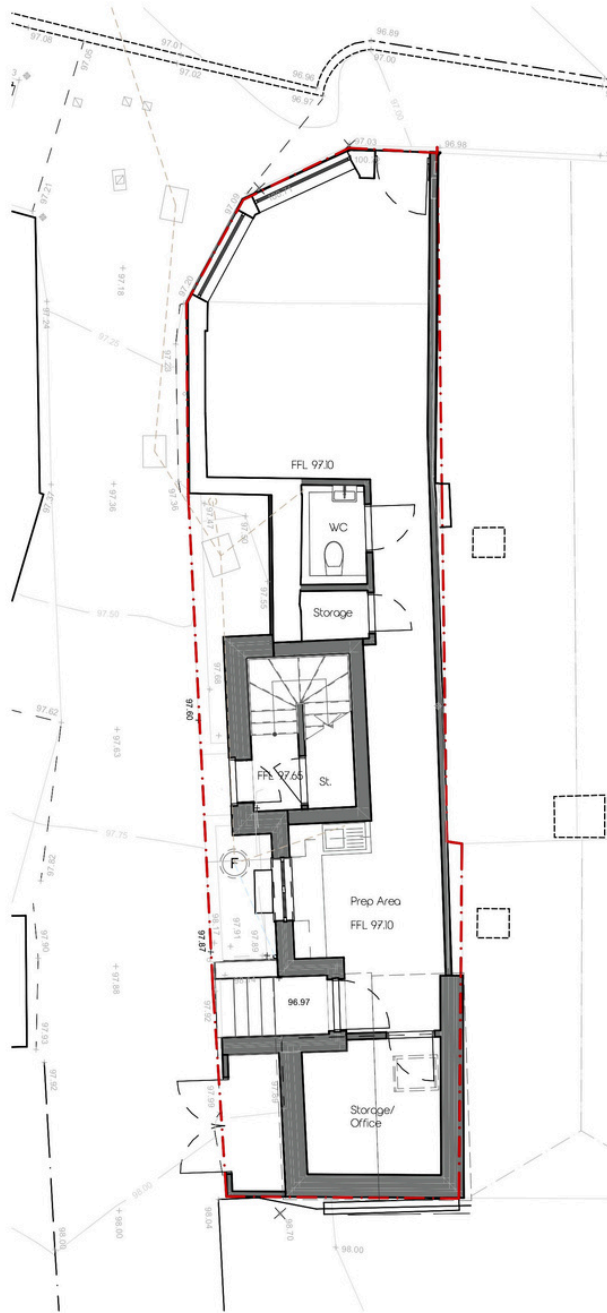


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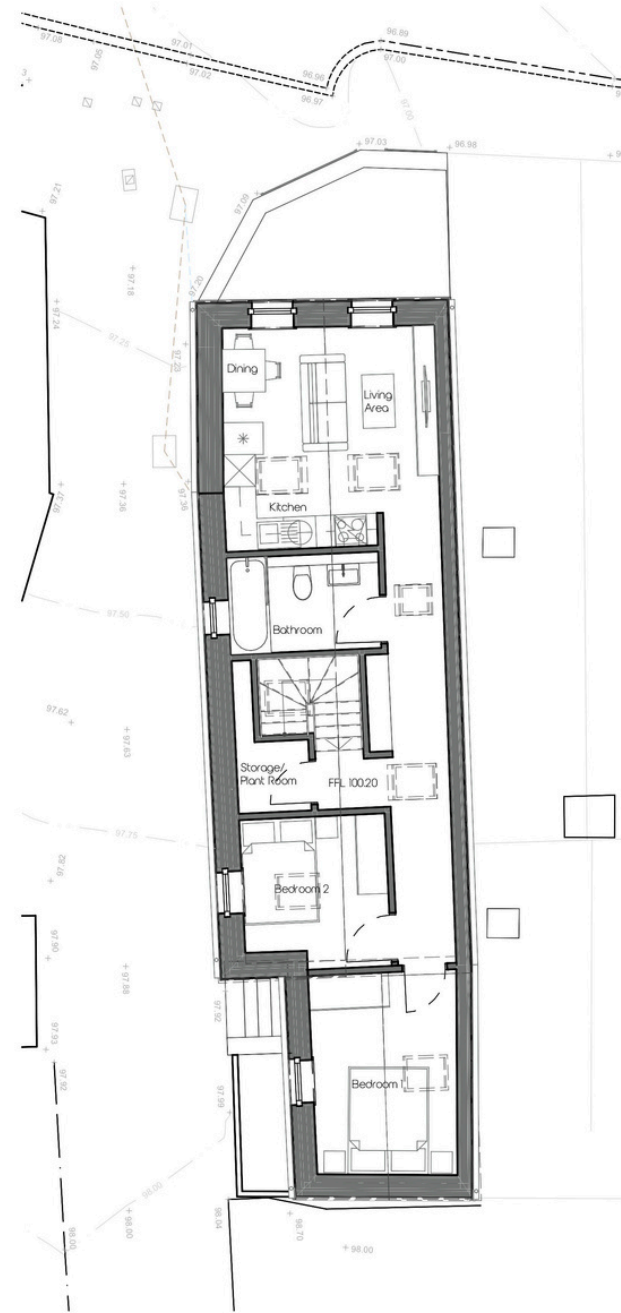


PROPOSED PLANS

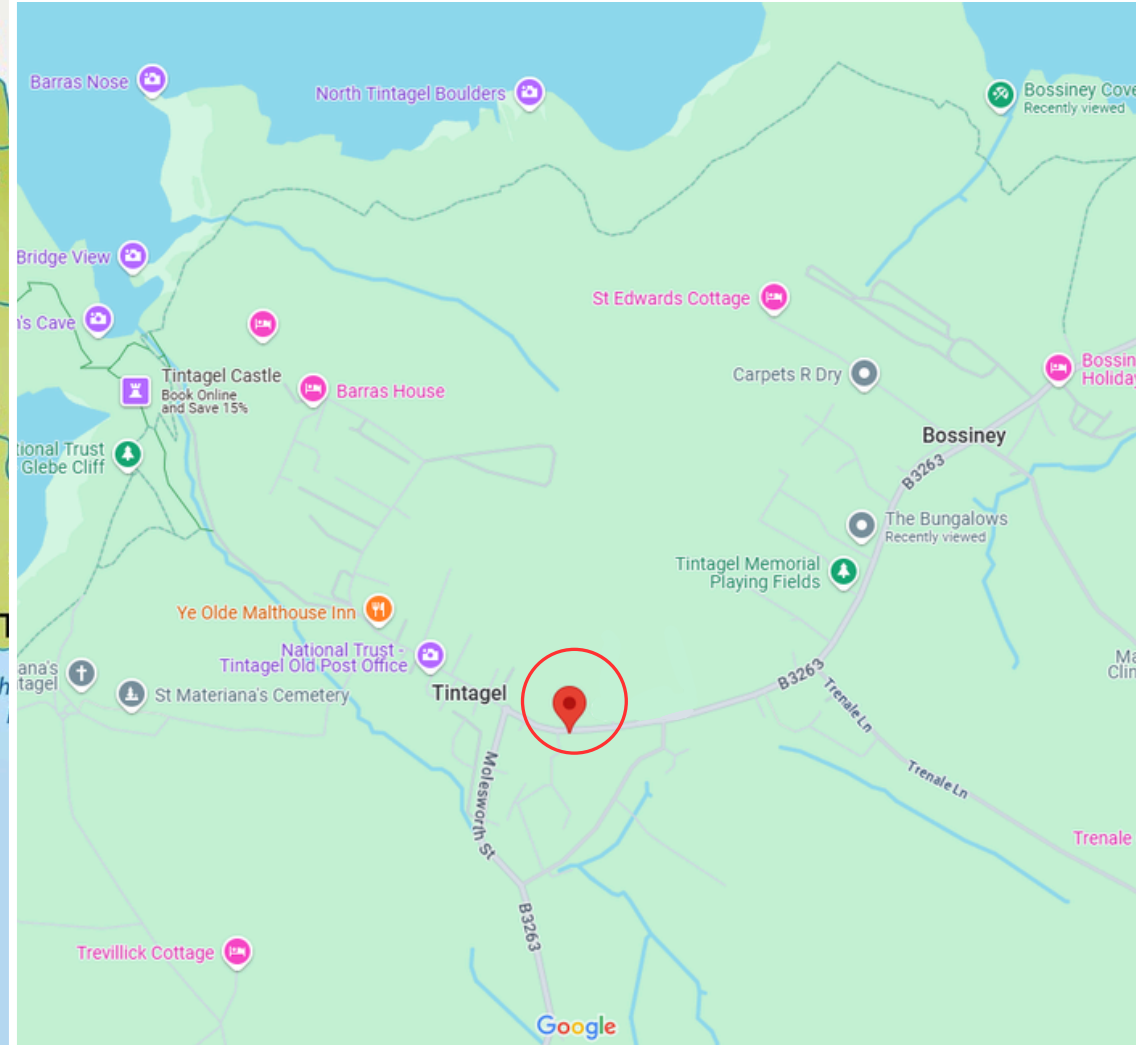
PA25/07051



PROPOSED GROUND FLOOR PLAN
1:100



PROPOSED FIRST FLOOR PLAN
1:100



CHARTERED SURVEYORS

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