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# LA BOCCA, HIGHER MARKET STREET, EAST LOOE, CORNWALL PL13 1BS

- A superb, licensed restaurant near the Beach and harbourside in Looe, South East Cornwall's leading holiday resort
- Extremely well appointed 50-cover ground floor restaurant with bar servery and feature pizza oven
- Comprehensively equipped commercial kitchen and preparation areas
- Consistent sales in the region of £250,000, from six months' trade
- Ideal family run restaurant business in a very popular Cornwall harbour town

**LEASEHOLD**

**£69,950 PLUS SAV**

**SOLE AGENT**



## LOCATION

La Bocca Italian Restaurant & Pizzeria enjoys a prominent trading location close to the sandy beach and harbourside in the ever popular resort of East Looe. Looe is south-east Cornwall's leading holiday resort, famous for its harbour, fishing port, Looe River which separates East and West Looe, in addition to its expansive sandy beach and quaint narrow streets providing an array of restaurants, bars and gift shops.

The town itself is approximately 20 miles west of the City of Plymouth and seven miles south of Liskeard.

## DESCRIPTION

The lock-up ground floor licensed restaurant has been subject to an impressive refurbishment, where the accommodation now briefly comprises an entrance foyer with access to ladies and gents cloakrooms; an extremely well appointed 50-cover ground floor restaurant; an equipped commercial kitchen and preparation area including a feature gas and wood-fired pizza oven; wash room and a lower ground floor cellar and store.

## THE BUSINESS

The popular Italian restaurant and pizzeria trades six months of the year, May to the end of October, and further information can be viewed by visiting our clients' website ([www.laboccalooe.co.uk](http://www.laboccalooe.co.uk)).

The trading profit and loss accounts for year ending February 2024 show a turnover approaching £250,000, producing a gross profit of 75% and an adjusted net profit in the region of £48,000 before deducting depreciation, loan interest and motor expenses.

A family run or partnership run operation could save on the existing wage bill, and thus increase net profitability further. In the normal manner, further accounting information will be made available to seriously interested parties following a viewing appointment.

## SCHEDULE OF ACCOMMODATION (All dimensions are approximate)

### GROUND FLOOR

Shared entrance foyer with access to the restaurant's ladies and gents cloakrooms.

### **RESTAURANT (6.57 x 6.2m)**

A tastefully appointed 50-cover restaurant with fitted bar servery.

### **PREPARATION ROOM (4.27 x 7.41m)**

Main focal point being the feature gas and wood-fired pizza oven.

### **KITCHEN (4.17 x 2.5m)**

Fitted with a range of commercial appliances.

### **INNER HALL**

With staff cloakroom/wc.

### **WASH ROOM/STORAGE (4.37 x 3.15m)**

### **LOWER GROUND FLOOR**

### **CELLAR (5.28 x 3.44m)**

With a service lift up to the ground floor.

### **STORE AREA (5.58 x 2.98m)**

## 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.)



## 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.

## 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.)

## BUSINESS RATES

The property has a Rateable Value of £11,750 VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## EPC

The premises has an EPC Rating of C under Certificate Reference Number 9866-3066-0846-0801-7405.

## TENURE

Leasehold. The remainder of a 12-year proportional full repairing and insuring lease from 5th April 2019 with a three year rent review pattern and a current rent of £25,000 per annum.





## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

SBC Property

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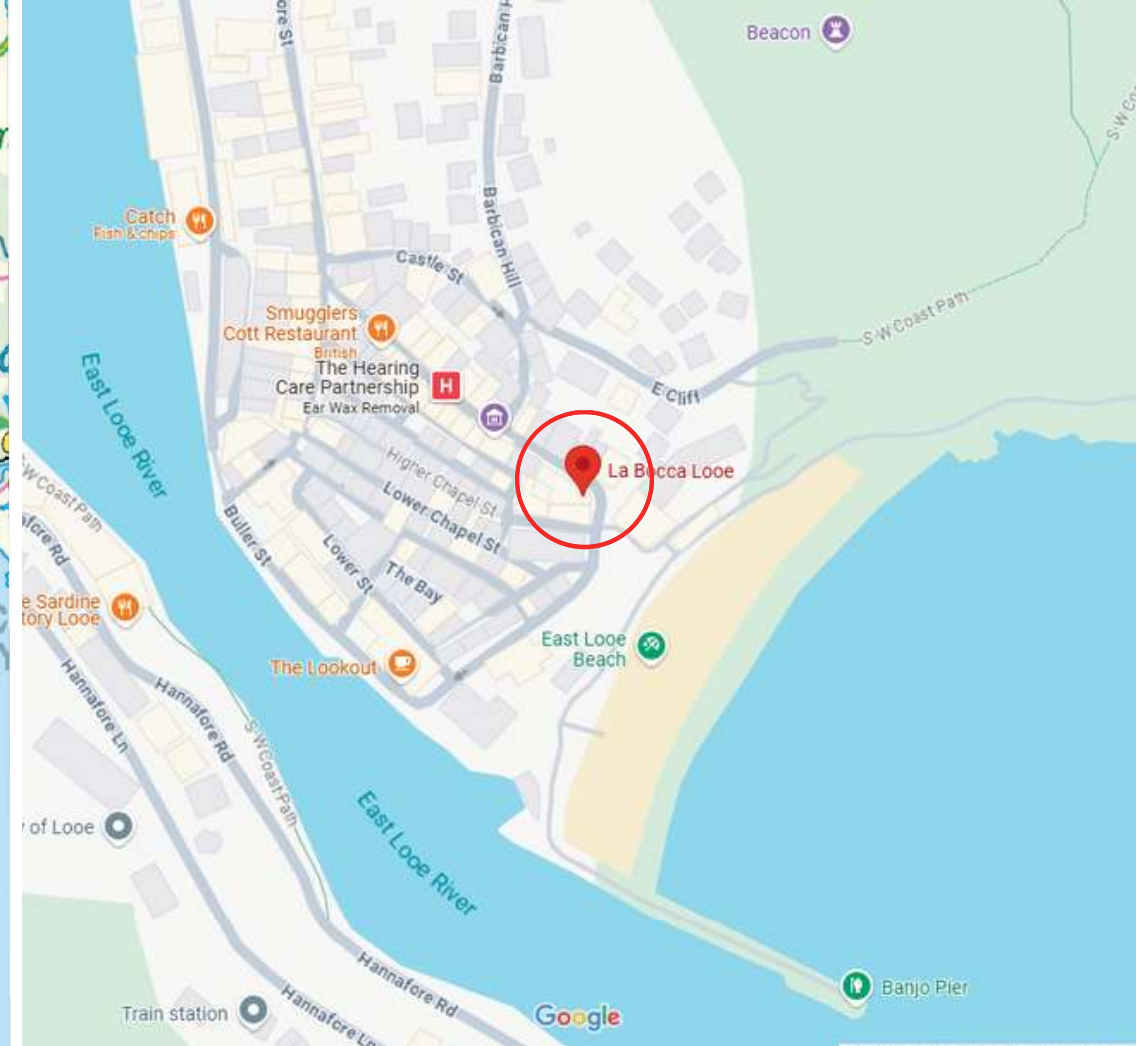
The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.

Nearby Beach



Nearby Harbour





## CHARTERED SURVEYORS

### COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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