

Miller Commercial

Chartered Surveyors and Business Property Specialists



Trebonney Fish And Chip Shop, 21 Fore Street Roche, St. Austell PL26 8EP

- HIGHLY PROFITABLE FISH AND CHIP SHOP
- SUITABLE FOR OTHER CATERING BUSINESSES
- UNOPPOSED VILLAGE LOCATION
- CUSTOMER CAR PARK
- DETACHED 4 BEDROOM HOUSE
- IDEAL FAMILY BUSINESS
- VIEWING RECOMMENDED
- EPC D80



Guide price £695,000 Freehold

A wonderful opportunity to acquire an unopposed Fish and chip shop in a thriving village in Mid Cornwall. The premises are extremely well equipped with a new Henry Nuttall 4 Pan Range, a restaurant area and ample customer parking. Included within the sale is a delightful 4 bedroomed detached House. The premises may also appeal to operators looking to offer different cuisine.

LOCATION

The historic village of Roche is situated in the Heart of Cornwall's Clay Country and is just a few moments from the A30 which is the main vehicular route in and out of the County. The village has expanded in recent years with a number of housing developments having been completed, the village is also close to several Business parks and industrial estates. Trebonney Fish & Chip shop is situated in a prominent Roadside position in the Heart of the village and is also just 7 miles from the world renowned Eden

THE BUSINESS

Our clients have owned the business for some 9 years and currently trade Tuesday - Saturday 11.45am - 1.30pm & 4.45pm - 8pm with the business being closed on Sundays. The accounts for the year ending 31st May 2020 show a turnover of £169,812. Full accounting information will only be made available subject to a viewing appointment in the usual manner. Our clients currently do not offer home delivery or online ordering.

SCHEDULE OF ACCOMMODATION

Take away collection point, Restaurant with tables and chairs for circa 18 covers, comprehensively equipped Frying area with new Henry Nuttall 4 pan range, Store

Room, Freezer room, Potato Store, Customer Toilets and Office.

OWNERS ACCOMMODATION

Entrance door into hallway with stairs to first floor.

Bedroom 1: 2.58m. X 3.55m.

Bathroom: Bath/Shower Room 2.50m. X 2.17m. Wash hand basin, low level WC, Jacuzzi Bath, Corner shower with Triton shower.

Bedroom 2: 2.58m. X 3.99m.

Bedroom 3: 3.99m. X 2.86m. With en-suite shower cubicle, low level WC, wash hand basin, extractor fan.

First Floor: Landing, access to roof space. Kitchen: 2.71m. X 3.80m. Fitted kitchen with roll edged work surfaces with storage cupboards under and matching wall units, single drainer sink unit, built-in dishwasher and double oven with hob, extractor hood.

Dining Room: 3.99m. X 2.66m. with double glazed doors leading through to:

Lounge: 3.79m. X 3.98m.

Cloakroom: Pedestal wash hand basin, low level WC, tiled walls, extractor fan, walk-in storage cupboard with plumbing for washing machine and tumble drier.

Bedroom 4: 2.78m. X 3.78m

Outside;- Integral garage, parking and to the rear is an enclosed garden.

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

STOCK

To be taken at valuation.

BUSINESS RATES

We refer you to the government website

<https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £6,800. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D (80)

CONTACT INFORMATION

For further information or an appointment to view please contact:-

Paul Collins on 01872 247029 or via email pc@miller-commercial.co.uk

VIEWING: Strictly by prior appointment through Miller Commercial.



AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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