



PRIMROSE COTTAGE TEA ROOM AND COTTAGE (LEASEHOLD)

£12,000 LEASEHOLD

This is a wonderful opportunity to acquire leasehold catering premises in the heart of the village of Tintagel on the North Cornish Coast.

The property has been extensively refurbished by our clients and is now available owing to their other business interests. Prior to our clients acquiring the building, it traded as a tea room/cafe for many years and more recently as a Thai Takeaway.

The building offers flexible owners accommodation with a 1 bedroom apartment, a two bedroom cottage, off road parking, external customer seating area, private garden and a trade kitchen which has been relocated to a converted shipping container which allowed the owners to create more internal seating and the flexibility to operate the venue for takeaways trade only in the quieter months.



LOCATION:

The picturesque village of Tintagel needs little introduction owing to its connection with the legend of King Arthur and it is thanks to this, that the village and wider area enjoys huge numbers of visitors year round who come to the area to visit Tintagel Castle and enjoy the many attractions the village has to offer along with walking a stretch of the dramatic coastline.

DESCRIPTION:

Since acquiring the property our clients have undertaken a comprehensive programme of refurbishment with a view to utilising the building for their own purposes, unfortunately owing to their other business interests this is now no longer possible and as such this is an exciting opportunity for an operator looking to put their own stamp on the venue and offer whatever food genre they wish.

TRADE AREAS:

There are two areas of customer seating with tables and chairs for circa 24 covers and a selection of equipment including an Astoria Coffee machine, chilled display cabinet, bottle fridge, coffee grinder and fridge. To the front of the property is an enclosed terrace for customer seating with tables and chairs.

The kitchen as previously alluded to is now situated within a converted shipping container immediately beside one of the cafes main doors thus allowing it to service the Cafe and also be used for takeaway food operations as it has a serving hatch onto the customer terrace.

The kitchen has a range of equipment including an LPG gas oven, Bann Marie, fridges, dishwasher, table top fryers, heat lamps and a hand wash basin. food operations as it has a serving hatch onto the customer terrace.

OWNERS ACCOMMODATION:

Primrose Cottage is somewhat unique for a leasehold catering premises in that, the property boasts a 1 bedroom apartment which is accessible from the ground floor of the customer seating area which could be used for staff accommodation, in addition to this there is a delightful two bedroom cottage with separate access, off road parking and an enclosed private garden. Our clients have been holiday letting the cottage and the lease would allow for the continuation of this, should the new tenant wish to do so. Please see the floor plan for more detailed information or contact the selling agents.

AGENT NOTE:

We are seeking an ingoing premium of £12,000 for the trade fixtures and fittings and lease premium. No accounts are available.

TENURE:

Primrose Cottage is being offered with a new 5 year FRI lease at a commencing rental of £22,000 per annum with all other terms to be agreed.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

INVENTORY:

An Inventory of all Trade related 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.

N.B. None of the items within the cottage are included within the ingoing premium, they are however, available by separate negotiation.

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 £5,225 This is a combined figure for both the Cottage and Commercial premises.

VAT:

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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (68).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019

Email gt@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

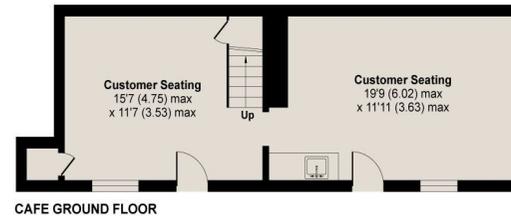
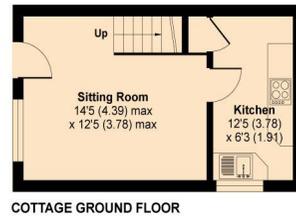
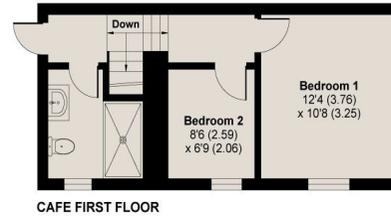
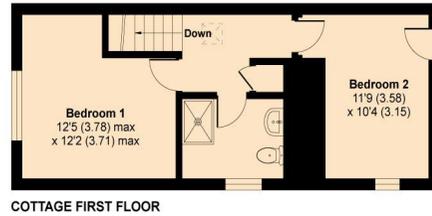




Primrose Cottage Tea Room, Bossiney Road, Tintagel, PL34 0AJ



Cafe = 642 sq ft / 59.6 sq m
 Cottage = 765 sq ft / 71 sq m
 Outbuilding & Exterior Kitchen = 352 sq ft / 32.7 sq m
 Total = 1759 sq ft / 163.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Miller Commercial LLP. REF: 1052632

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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