



RESTAURANT PREMISES, EDDYSTONE HOUSE, WADEBRIDGE, PL27 7AL

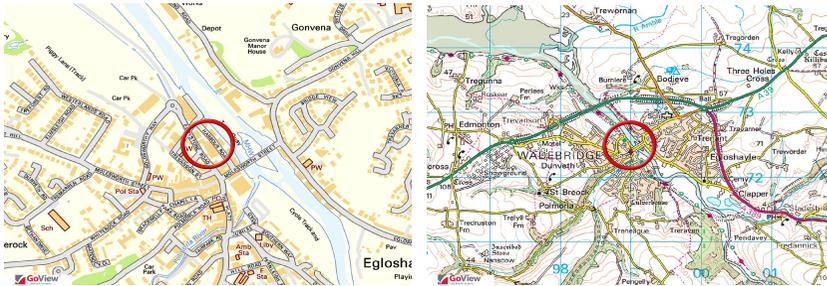
An exciting opportunity to acquire the lease of a restaurant premises with enormous potential in the heart of popular Wadebridge, fronting the route of the Camel Trail. The restaurant provides internal and external seating with 80-90 covers internally with an additional 20 covers outside.

Wadebridge is a thriving market town on the north coast of Cornwall located 25 miles from Truro and 66 miles from Exeter. It is the main town servicing the popular tourist resorts of Padstow, Rock and Polzeath. The River Camel and the highly popular Camel Trail cycle route run through the town. Wadebridge is proud of its large numbers of independent retailers, cafes and restaurants and with its close proximity to the coast, its popularity amongst tourists and residents alike continues to thrive.

Annual rent - £35,000 pa excl

- TO LET
- RESTAURANT PREMISES WITH ENORMOUS POTENTIAL
- PROMINENT TOWN CENTRE LOCATION
- NEW LEASE OFFERED FROM DECEMBER 2023
- EPC D (81)
- RARELY AVAILABLE IN THIS LOCATION
- EXTREMELY BUSY SUMMER MONTHS TRADING





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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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LOCATION:

Centrally located in the extremely popular town of Wadebridge in north Cornwall, the premises present an exciting opportunity for a restaurant business to trade in a town famed for its number of local, independent businesses. Wadebridge presents a strategic location as the source of connecting roads leading both east and west of the River Camel - to Rock, Polzeath and Port Issac to the east and Padstow, Trevone, St Merryn and Harlyn to the west.

PREMISES:

The premises presents a fully fitted restaurant with modern kitchen and seating both internally, as well as externally and includes a light, bright conservatory area. Currently fitted as an American themed diner, the unit provides huge potential to develop the same theme or create a new concept.

SCHEDULE OF ACCOMMODATION:

The ground floor extends to 2,353 sq ft (218.6 sq m) to include the kitchen and amenity space.

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease.

VAT:

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

LOCAL AUTHORITY:

Cornwall Council General Enquiries 0300-1234-100
Planning 0300-1234-151 www.cornwall.gov.uk

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 £31,500. To find out how much business rates will be payable there is a business rates estimator service via the website.



ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (81).

CONTACT INFORMATION:

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

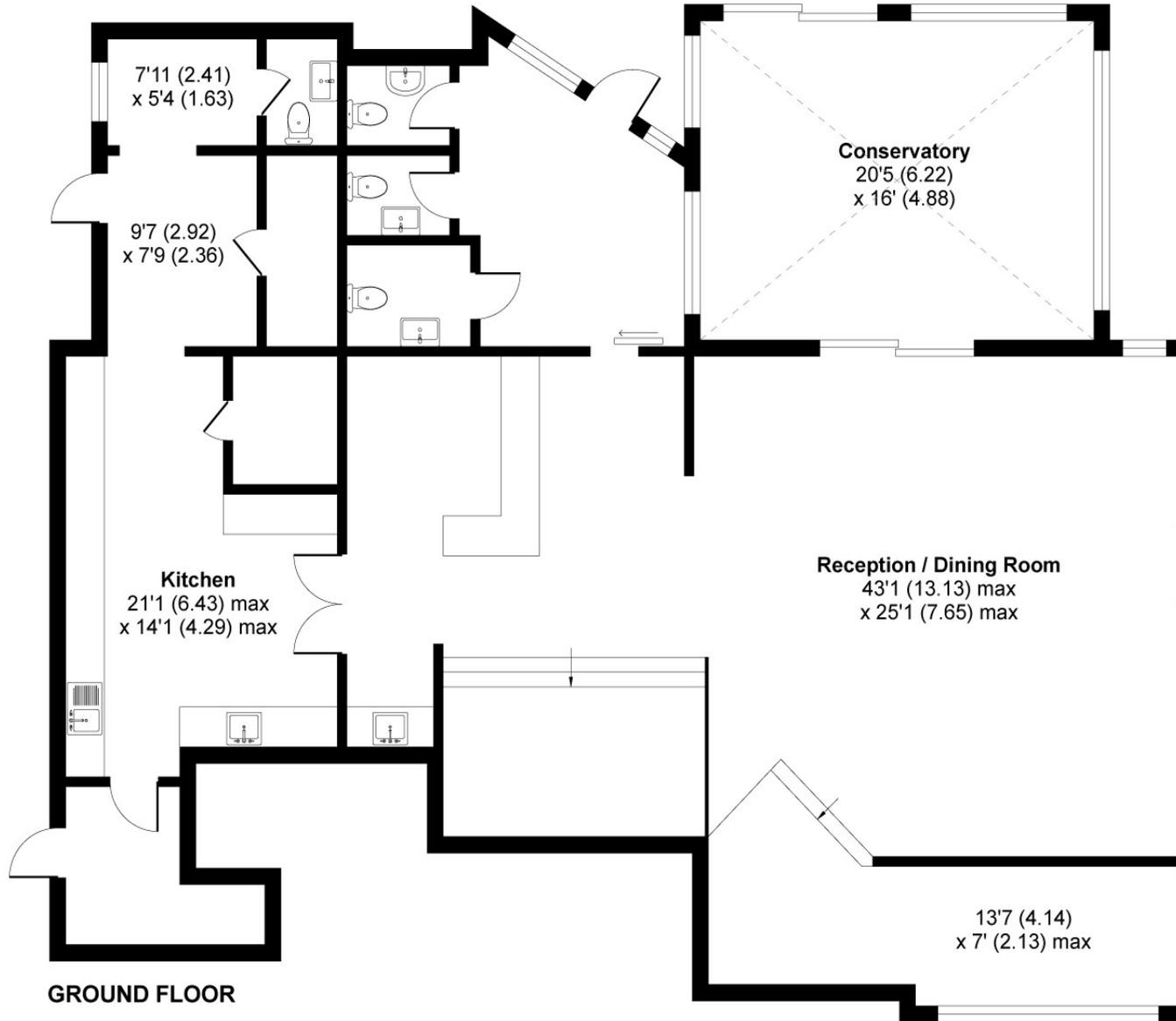
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6 Eddystone Road, Wadebridge, PL27 7AL

Approximate Area = 2353 sq ft / 218.6 sq m

For identification only - Not to scale



GROUND FLOOR