

Miller Commercial

Chartered Surveyors and Business Property Specialists



Toby Jug Cafe, Boscastle PL35 0HE

- ESTABLISHED CATERING BUSINESS
- PROMINENT TRADING POSITION
- POPULAR COASTAL VILLAGE
- AVAILABLE WITH A NEW LEASE
- EPC B



Guide price £80,000 Leasehold

This is an exciting opportunity to acquire a successful Cafe in one of Cornwall's most picturesque Coastal Villages. The business has been run by our clients for several years on a seasonal, day time basis with the Cafe having circa 36 covers internally and a further 54 externally. The business is for sale off a guide price of £80,000 and will be offered with a new lease at a commencing rental of £19,000 per annum.

LOCATION

Toby Jug Cafe occupies a prominent trading location on an area known as The Bridge, which has a number of niche retailers and is close to both the harbour and the main car park in Boscastle. The village of Boscastle requires little introduction and is widely acknowledged as one of the County's foremost visitor destinations, with visitors being drawn to the pretty harbour and dramatic coastline.

THE BUSINESS

Our clients have owned and operated the business for several years and trade as a traditional cafe & takeaway offering a range of hot and cold beverages, snacks and main meals, ice creams and cream teas. The business currently trades on a seasonal basis from February through to October, primarily during the day time hours only, although the hours extend during the peak Summer months to accommodate the huge influx of visitors.

The business is run by our clients with the assistance of a number of Part Time and Full Time employees on Zero hour contracts. There is obvious scope to grow the turnover further through extending the Season and opening hours. Accounts will

only be made available subject to a viewing appointment.

THE PREMISES

Since acquiring the property, our clients have updated and improved the building which now comprises; a spacious Customer seating area with tables and chairs for circa 36 covers, a counter / service point with a double bottle fridge, Fracino coffee machine, coffee grinder, EPOS till, heated display cabinets, ice cream conservator a drinks preparation/storage area with a counter fridge, storage and Milk shake machine. Accessed from the main seating area are both the customer and staff toilets.

There is an excellent commercial kitchen at the premises which comprise in brief a preparation/wash up area, store room and a range of equipment including; 2 x Lincat ovens, assorted fridges and freezers, 3 x double fryers, griddle, 2 x counter fridges, 3 x microwaves, a pass through dishwasher and extraction.

Externally the premises have an enclosed terrace for customers with tables and chairs for circa 54 patrons and a bin storage compound.

TENURE

The business is being offered for sale with the benefit of a new lease at a commencing rental of £19,000 per annum with all other terms to be agreed.

PREMISES LICENCE

We understand the business currently holds a premises licence in respect the sale of liquor for consumption on and off the premises.

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.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band B.

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.

BUSINESS RATES

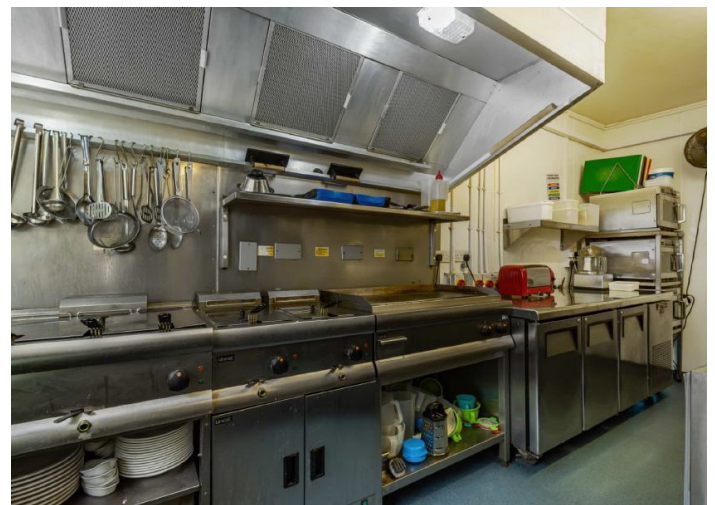
We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £8,700. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

STOCK

To be taken at valuation.

VALUE ADDED TAX

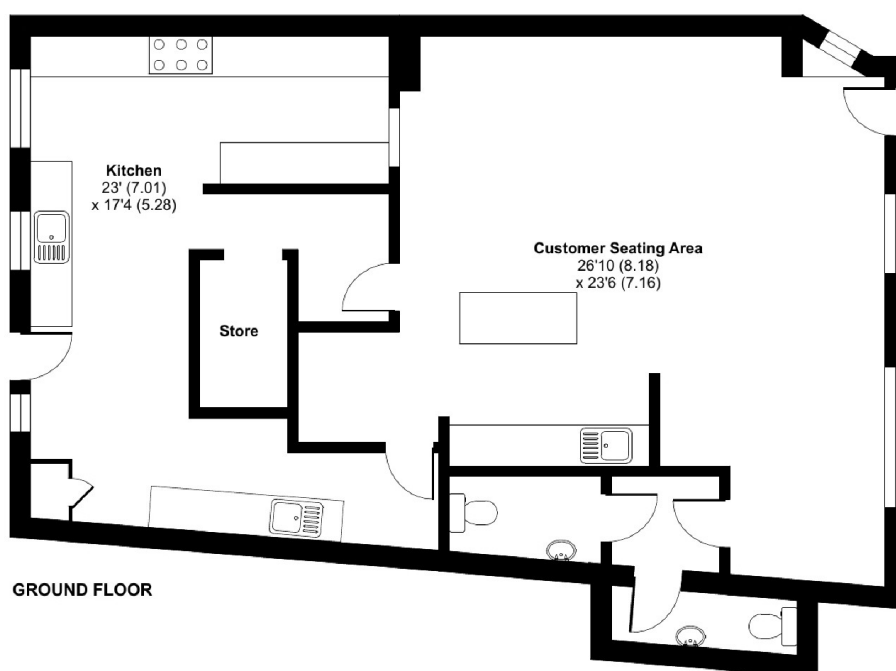
All the above prices/rentals are quoted exclusive of VAT, where applicable.



Toby Jug Cafe, 6 The Bridge, Boscastle, PL35 0HE

Approximate Area = 1060 sq ft / 98.5 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). © nitchecom 2022. Produced for Miller Commercial LLP. REF: 864303

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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