



The Square, Pizzeria And Takeaway, 10 Market Square St Just, Penzance TR19 7HD

- ESTABLISHED CATERING BUSINESS
- PROMINENT POSITION WITHIN A THRIVING VILLAGE
- TRAINING AND HANDOVER AVAILABLE IF REQUIRED
- IDEAL FIRST BUSINESS
- LOW ANNUAL RENTAL (£8,060)
- EPC C



Guide price £55,000 Leasehold

A wonderful opportunity to acquire a popular Pizzeria & Takeaway in one of West Cornwall's most historic villages. The business is available to purchase by way of an assignment of the existing 20 year lease which commenced in 2021 at a passing rental of £8,060 per annum.

LOCATION

St Just is a delightful Town situated roughly equidistant between the Cosmopolitan resort of Penzance and Land's End, the area is hugely popular with tourists who visit year round to take in the breathtaking Coastline, and numerous attractions including, Land's End, The Minack Theatre, Porthcurno and Geevor Tin Mine.

The residents of St Just have a strong sense of Community and each year host the Lafrowda Festival on the third Saturday in July which is to promote art and culture within the wider area.

THE BUSINESS

Our client operates the business year round offering a range of hot and cold drinks, breakfast boxes, salads and an extensive selection of Artisan Pizzas. The opening hours are broadly 9am - 8pm, 5 days a week, although these hours are extended during the Summer months to accommodate the volume of custom from the nearby Holiday parks. The business is run by our client with the assistance of a number of part time staff.

Our client currently, offers customer collection only and it is felt that through introducing a delivery service in Summer and an online ordering facility that the already healthy turnover may be grown

further. The draft accounts for the year ending 31st December 2021 show a turnover of £170,787 on just 8 months trading. Prior to the Pandemic, for the year ending 31st December 2019 the business achieved a turnover of £223,438.

Full accounts will only be made available subject to a viewing appointment in the normal manner.

THE PREMISES

The property was thoughtfully fitted out by our client when it was converted from an Art Gallery and now comprises a customer ordering / collection area, with a display chiller, hot plate, La Spaziale coffee machine, hand wash basin, under counter fridge and a small chest freezer. The kitchen comprises in brief, twin sinks and drainer, microwave, twin table top fryer, Modena stone base pizza oven and stainless steel tables.

Our clients utilise a space to the front of the premises to place tables and chairs and to the rear is a shared courtyard with a staff WC and a storage room housing a chest freezer, upright fridge freezer and shelving.

TENURE

The business is offered for sale by way of an assignment of the existing 20 year lease which commenced in 2021 at a passing rental of £8,060 per annum.

PREMISES LICENCE

Our client has chosen not to obtain a Licence to sell alcohol although it is felt that this would be a further source of income to the business should one be granted.

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 C

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 £3,950. 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.





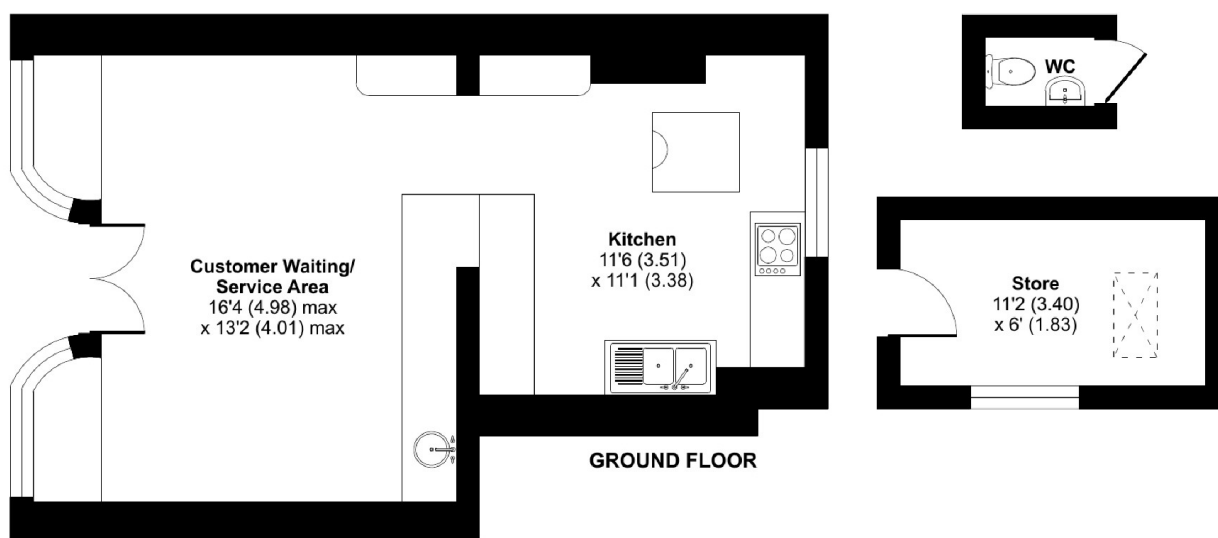
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Approximate Area = 392 sq ft / 36 sq m

Store & WC= 78 sq ft / 7 sq m

Total = 470 sq ft / 43 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). © ncthem 2022. Produced for Miller Commercial LLP. REF: 857835

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