



CAFE VILLA, LEMON STREET MARKET, TRURO, TR1 2QD

Cafe Villa is a lock up leasehold cafe occupying a prominent position within the well established Lemon Street Market complex in Truro city centre. Established by our clients since 2020 they are now looking to relocate and pass this business on. The cafe offers a net internal area of 327 sq ft and has recently had a fit out by our clients to the cost of c.£15,000.

The tenant is responsible for their share of the service charge which for this year totals £4,061.74 whilst the insurance contribution will be £564.75. The electricity is re-charged separately via a meter ensuring accuracy.

- **POPULAR TRURO LOCATION**
- **PROFITABLE CAFE WITH OPPORTUNITY TO EXPAND**
- **REMAINDER OF 6 YEAR LEASE EXPIRING JANUARY 2025**
- **£10,500 PA RENT**
- **OPEN 9:30 - 16:30 WEDNESDAY - SATURDAY**
- **30 COVERS TOTAL, 10 INSIDE**

Guide Price: £12,500 Leasehold



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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

Lemon Street Market is a purpose built development situated off Lemon Street in Truro, the principal thoroughfare into the City. The market has an interesting and varied mix of businesses on the ground floor, with an attractive Gallery on the first floor; making this a very appealing and unique development within the City.

PREMISES:

Cafe Villa is attractively laid out with a serving area behind which all food prep is carried out, with plenty of display space for cakes, snacks and drinks. There is also an external storage area which is shared with another business in Lemon Street Market.

LEASE TERMS:

The premises are available by way of an assignment of the current lease which expires in January 2025 at a passing rent of £10,500 PA.

FIXTURES & FITTINGS

All fixtures & fittings are included within the sale price.

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 £13,500

VIEWING:

Strictly by prior appointment through Miller Commercial.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (84).

CONTACT INFORMATION:

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

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

Graham Timmins on 01872 247019
Email gt@miller-commercial.co.uk



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