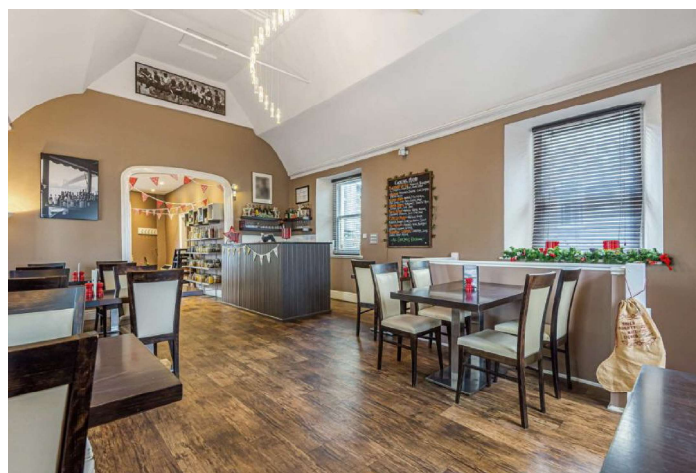




Restaurant/Commercial Premises, Molesworth Street Wadebridge PL27 7DA

CENTRALLY LOCATED CATERING
PREMISES
SUPERBLY APPOINTED THROUGHOUT
IMMEDIATELY AVAILABLE
EXCELLENT COMMERCIAL KITCHEN
AVAILABLE ON EITHER A FREEHOLD OR
LEASEHOLD BASIS
EPC C53



Guide price £225,000 Freehold/leasehold

A wonderful opportunity to acquire well presented catering premises in the town of Wadebridge. Our clients historically operated a popular Bistro from the premises and the building benefits from one of the best commercial kitchens we have seen in several years and is ideally suited to a wide range of food genres. Available on either a Freehold or Leasehold basis.

LOCATION

Wadebridge has long been acknowledged as one of Cornwall's most popular Towns and has benefited from significant investment in recent years, with a number of completed, and indeed, ongoing housing developments growing the population to circa 8,000. Wadebridge also attracts Hundred's of Thousands of visitors each year who come to stay in one of the many nearby Holiday Parks and Hotels and is also a popular starting point for The Camel Trail which links the town to Padstow.

Molesworth Street is one of the main vehicular thoroughfares into Wadebridge especially for those coming from Bodmin, North Cornwall and Rock. The Building is situated in a highly visible location on Molesworth Street and is just moments from the River, Town Centre and several Car Parks.

THE PREMISES

The building which totals circa 1000 sqft, has been comprehensively re-furnished by our clients and now comprises in brief;- a spacious entrance lobby/reception, dining room with bar/counter point and a superbly appointed commercial kitchen.

AGENTS NOTE

Our clients previously operated a business which incorporated the neighbouring property, there is currently a doorway connecting the two buildings which will be sealed off prior to completion. N.B The neighbouring property is also available to purchase at a guide price of £300,000.

TENURE

The building is available on either a Freehold or Leasehold basis at guide prices of £225,000 and £14,000 per annum respectively.

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.(53)

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

INVENTORY

All fixtures, fittings and equipment are included within the Freehold sale price, in the event that a leasehold transaction is agreed, the prospective tenant will need to purchase the aforementioned items by separate negotiation.

PREMISES LICENCE

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

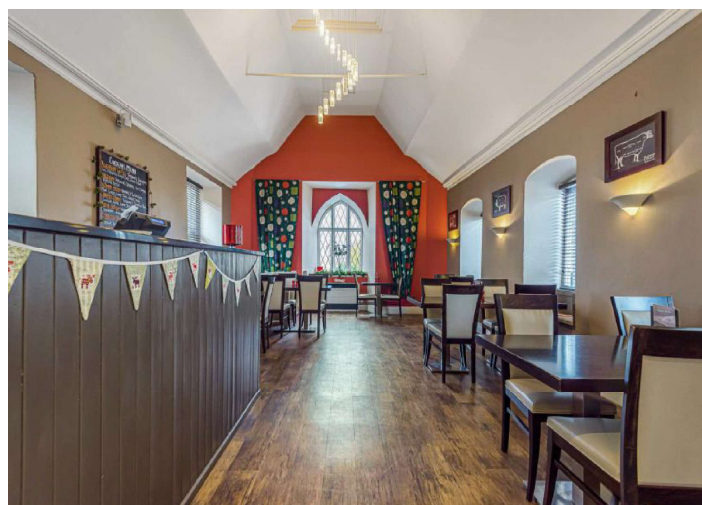
the premises.

BUSINESS RATES

We refer you to the government website
<https://www.tax.service.gov.uk/view-my-valuation/search>

VALUE ADDED TAX

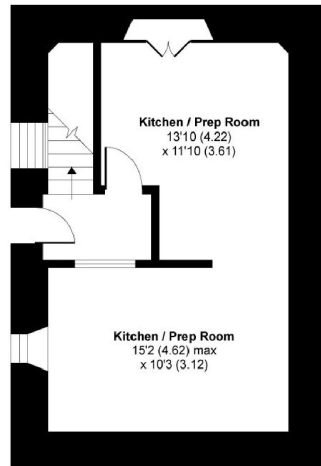
All the above prices/rentals are quoted
exclusive of VAT, where applicable.



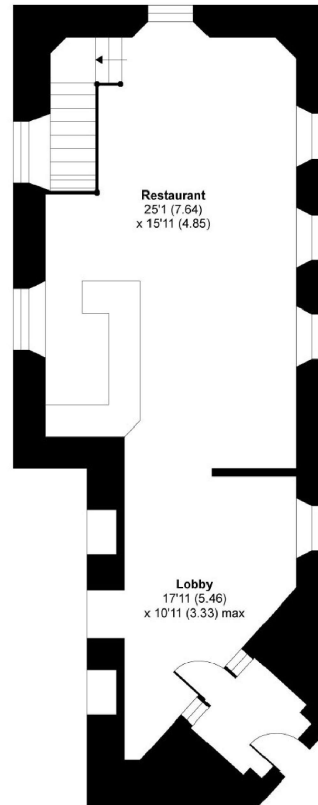
Restaurant/Takeaway Premises, Molesworth Street, Wadebridge, PL27 7DA

Approximate Area = 993 sq ft / 92.2 sq m

For identification only - Not to scale



LOWER GROUND FLOOR 2



GROUND FLOOR 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Miller Commercial LLP. REF: 792365

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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

