



## HANLEY'S TAPAS, 44 ST. PIRANS ROAD, PERRANPORTH, TR6 0BJ

Hanley's Tapas bar opened in 2020 and occupies a popular spot on St Pirans Road in Perranporth. Serving a delicious menu of Spanish style tapas, wines, local beers and ciders, the owner is ready to pass this business on due to relocation and other business commitments.

The remainder of a 6 year lease, granted in May 2019, is to be assigned, and included in the sale are all the F&F. There is a main bar area with approximately 32 covers, well equipped kitchen, W/Cs, and outside eating space with approximately 16 covers.

- **POPULAR TAPAS BAR**
- **REMAINDER OF 6 YEAR LEASE - EXPIRES MAY 2026**
- **OPTION TO EXTEND FOR FURTHER 6 YEARS**
- **TURNOVER £81,000 YE 2022**
- **IDEAL PERRANPORTH SPOT**
- **EPC: 'D' (98)**

**£19,000 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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.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:

Perranporth lies on the stunning and rugged North Coast of Cornwall. It is exceptionally busy in the summer months, with the population of 3,000 significantly expanding. St Pirans Road is moments from the beach and Perranporth is well served by the local bus network and numerous large car parks. It is approximately 11 miles north of the Cathedral City of Truro which has the mainline train network running to Exeter, Bristol and London.

### BUSINESS:

There has been a business on the premises for many years, and our client re-branded as Hanley's Tapas in 2020. The turnover has steadily grown despite the various lockdowns between 2020 - 2022.

Year 1 turnover, £56,000

Year 2 turnover £68,000

Year 3 turnover £81,000

The annual rent stands at £12,000 PA and a full copy of the lease is available upon request.

### LEASE TERMS:

The premises are available by way of an assignment of the existing underlease lease which expires in May 2026 at an annual rent of £12,000. A copy of the lease is available upon request.

### VAT:

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

### 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 £9,200. To find out how much business rates will be payable there is a business rates estimator service via the website.

### VIEWING:

Strictly by prior appointment through Miller Commercial.

### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (98).

### CONTACT INFORMATION:

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

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