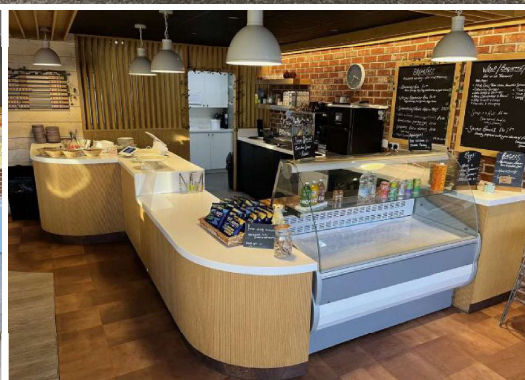


# Miller Commercial



Chartered Surveyors and Business Property Specialists



## The Hub Coffee Shop, 4 Boscawen Road, Perranporth TR6 0EW

LEASEHOLD CATERING BUSINESS  
POPULAR COASTAL RESORT  
EXTENSIVELY REFITTED IN 2021

IDEAL FIRST BUSINESS VENTURE  
HUGE SCOPE FOR GROWTH  
CURRENTLY TRADING DAYTIMES ONLY

Guide price £65,000 Leasehold



01872 247000 | [www.miller-commercial.co.uk](http://www.miller-commercial.co.uk)

## LOCATION

Situated on the rugged north Cornish coast, Perranporth is approximately eight miles west of Truro and eight miles south of Newquay and located within easy reach of the A30 which is the main arterial route through the County. The village is a popular visitor destination year round owing to its glorious sandy beach, which is popular with bathers, surfers and dog walkers.

There are a number of large holiday parks within the area and the subject premises are ideally placed on the main road through the village and is close to a number of car parks. The village has an array of independent shops, bars and restaurants a highly regarded golf course, primary school and there are plans for a secondary school in the coming years.

## THE BUSINESS

Our clients have owned and operated the business since 2021 and are assisted by a small team of trusted employees. The business is open year round and currently trades during the daytime only, offering an array of hot and cold beverages, light bites and snacks. The business has a projected turnover of circa £120,000 for the current financial year and full accounting information will be made available subject to a viewing appointment in the usual manner.

## ACCOMMODATION

These beautifully presented premises were refitted at great expense by the current vendors in 2021 and comprise in brief:- Customer seating area:- with tables and chairs for circa 24 covers, contemporary lighting, laminate flooring, breakfast bar in the front window with bar stools and ceiling mounted air conditioning/heating units.

Counter/Service Point:- chest freezer, chilled display cabinet, till, bottle fridge, under counter fridge, coffee machine, counter top Merrychef high speed oven, shelving and sink.

Customer Toilets:- Close coupled wc, hand wash basin, slimline sink, hand dryer, folding baby change table.

To the rear of the premises are the staff toilet, and several store rooms/prep rooms with fridges, freezers, fitted cupboards etc.

## TENURE (LEASEHOLD)

The business is being offered for sale by way of an assignment of the existing 6 year lease which commenced in January 2021 at a passing rental of £12,000 per annum.

N.B. The provisions of sections 24 to 28 of the LTA 1954 are excluded in relation to this lease (as such, the tenant does not have the right to automatically renew the lease at the end of its term)

## 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](mailto:pc@miller-commercial.co.uk) or

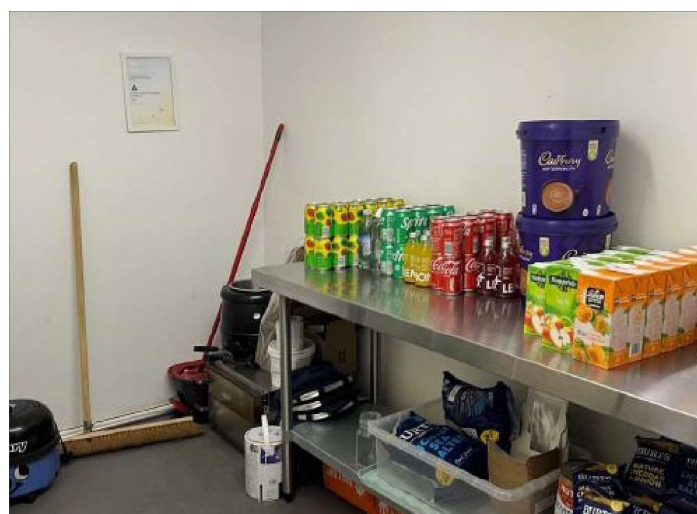
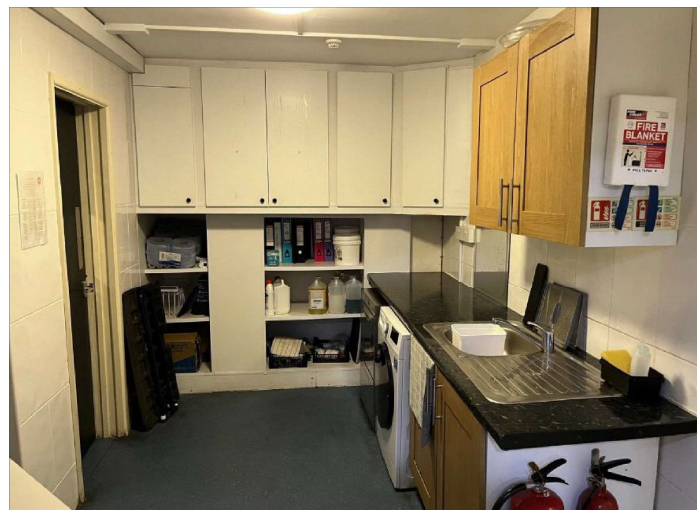
VIEWING: Strictly by prior appointment through Miller Commercial.

## 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.

## LEGAL COSTS

Each party to bear their own in addition to 50% each of the Landlords legal costs.



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

## STOCK

To be taken at valuation.

## VALUE ADDED TAX

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

**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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