



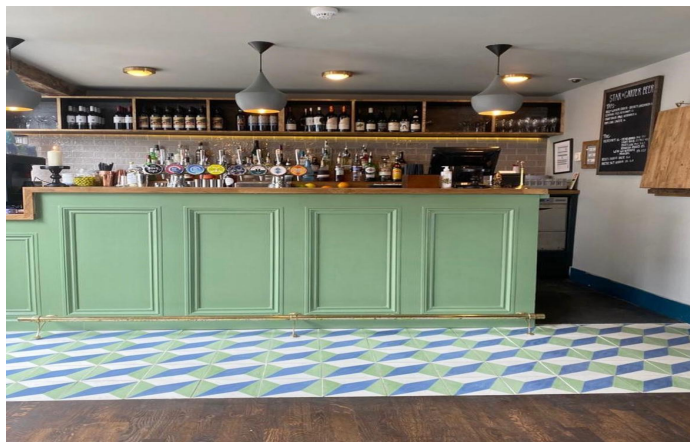
STAR & GARTER BAR / RESTAURANT, 52 HIGH STREET, FALMOUTH, TR11 2AF

A fantastic opportunity to lease a ground floor bar / restaurant and commercial kitchen in one of Falmouth's foremost hospitality quarters. Offered fully equipped, trading and with a new 10 year renewable lease.

A great opportunity for an existing or new operator.

- **BAR / RESTAURANT (24 COVER) IN PRIME LOCATION**
- **ESTABLISHED TRADING PITCH, CLOSE TO FALMOUTH TOWN AND HARBOUR**
- **NEW 10 YEAR RENEWABLE LEASE (£12K PA RENT)**
- **WELL EQUIPPED BAR AND COMMERCIAL KITCHEN**
- **C. £150K T/O FROM THREE DAYS OPENING (THROUGH CHOICE)**
- **A GREAT OPPORTUNITY FOR NEW / EXISTING OPERATOR**
- **EPC - B38**

£25,000 plus SAV



LOCATION:

The Star and Garter is situated at the top of the High Street in Falmouth, a well known and frequented part of the town, which has a wide variety of independent retail traders, services and hospitality.

Falmouth is widely regarded as a desirable town in which to live and work with a full diary of events throughout the year and a large student population at the Falmouth (Exeter) University campuses.

The town has seen significant residential, commercial and infrastructure development and is a magnet for visitors who want good access to the town, harbour and beaches and wider attractions in the County.

PROPERTY:

Comprising part of the ground floor (the rear part being retained for holiday letting) and the lower ground floor of this iconic mid terrace building. During our clients c. 10 years of ownership the property has been subject to complete renovation and refurbishment.

The ground floor area has a tasteful tile entrance with built in bar, windows to the front and tables and chairs for dining. Stairs to the lower ground floor, with a wide inner lobby, customer WC and leading through to well equipped and spacious commercial kitchen, wash up, dry store, cellar and door to rear where there is a space for staff rest area and bin store.

BUSINESS:

The Star & Garter has a long history in the town, previously as a wet led freehouse, well patronised with a local following. During our clients tenure they added / improved the food offering and took the turnover to c. £700,00 pa. Part of the refurbishment included the formation of letting units above the freehouse, which has now been extended to the rear into what was previously a dining area.

Our clients currently trade Friday to Sunday (inclusive, for Dinner and Lunch) which produces a turnover of c. £150,000 (based on reduced winter opening), so there is considerable scope for a new owner to increase this. Our clients choose to have reduced opening due to other business and family commitments.

Please see website : starandgarterfalmouth.co.uk

SCHEDULE OF ACCOMMODATION:

Ground Floor

6.69m x 5.28m : Door and windows to front. Tables and chairs for 24 covers. Built in bar servery with 4 pumps. Sink unit. 2 head San Remo bean to cup coffee machine and separate grinder. Ice machine. 3 under counter drinks chillers. Cutlery station.

Stairs down to :



Lower Ground Floor, with access to lobby, customers WC (2 x WC and hand basin).

Kitchen Area : 5.18m x 3.28m, extraction canopy, commercial non slip floor, plastic wipeable walls, large stainless steel sink.

Main equipment to include, 2 x Double Lincat Fryer, 1 x Drum Barbeque, 1 x Roller grill, 2 x stainless steel workbench / cupboards, 1 x Lincat Commercial oven, 1 x single Parry fryer.

Wash Up : Large sink unit, 1 x Electrolux pass through dishwasher, range of shelving..

Dry Store : Racking.

Cellar

Walk in Cold Store : Racking

Outside : Accessed from the kitchen an area of approx. 7m x 3m, with side access for barrel delivery, space for staff and bin store.



TENURE / LEASE TERMS:

Leasehold :

To be offered with a new 10 year Lease (by the owner / Freeholder of the adjoining holiday letting units), on an internal repair and insure basis (save for external repair and decoration), with a commencing annual rental of £12,000 pa. The rent review will be open market at year 5 and 10 on renewal. Sections 24 to 28 of the 1954 Landlord and Tenant Act to apply, therefore the lease has the right to renew at the tenants request and subject to adhering to the lease terms and giving usual notice.

VAT:

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

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

The current rateable value (effective 1st April 2023) is £45,000. Since valuation the property has been re-configured to reduce the trading area and is therefore subject to a re-valuation process.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B38

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019

Email gt@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk



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