



**JUNGLE JACKS, UNIT 13-14 TRELOGGAN TRADE PARK, NEWQUAY, TR7  
2QL**

**LEASEHOLD £120,000 PLUS SAV**

**Miller Commercial**   
Chartered Surveyors and Business Property Specialists



**SUMMARY:**

**WELL ESTABLISHED CHILDRENS SOFT PLAY CENTRE, ONE OF ONLY A FEW IN THE COUNTY**

**LOCATED ON THE OUTSKIRTS OF NEWQUAY**

**VERY WELL EQUIPPED, 'HOUSE OF PLAY'  
ADVENTURE PLAY FRAME & COMMERCIAL KITCHENS**

**SIGNIFICANT INVESTMENT IN CLIENTS 10 YEARS OWNERSHIP**

**REMAINDER OF SECURE RENEWABLE LEASE**

**NET T/O C. £250K PA**

**GENUINE SALE, TO PURSUE OTHER INTERESTS**

**EPC - C59**



**LOCATION:**

Jungle Jacks is located within a well known business district on the outskirts of Newquay, which affords the business main road signage, travel to and from for visitors and good parking.

Newquay is a vibrant town with a growing population (23,500 at 2021 census, due to rise to a projected 33,500 by 2025), due to large residential developments and commercial property conversion.

**PROPERTY:**

Formerly two units of c. 600 sqm (6456 sqft) which were modified by our clients to create a large open play / cafe and seating area, along with the servery, kitchen, stores, office, WC's and an additional play room. On the first floor is a mezzanine dedicated 'Party Room' and additional stores.

**BUSINESS:**

Our clients have run the business for the past 10 years and are now looking to sell to explore other work / career opportunities, having built this business and taking it as far as they wish to. The business is well positioned in terms of reputation and quality / presentation throughout. The trade split is approximately one third Entry, Parties and Food and Beverage sales. See our clients website for details of pricing and opening ; [www.junglejacks.co.uk](http://www.junglejacks.co.uk)

**SCHEDULE OF ACCOMMODATION:**

**Main Area :** Reception desk, with secure in / out control. Doors and windows to front , area of approx. 22.75m x 15.92m, double height to allow adventure play frame, doors and fire escapes to two sides. Air conditioning system, tables and chairs.

**Play Area :** The play frame is manufactured by House of Play, who we are advised are one of the pre-eminent specialist suppliers to this industry and who inspect and maintain the installation.

**Serving Area :** The Snack Shack, serving hatch, epos till, 2 head La Spaziolo coffee machine, grinder and water still. Through to a dry store.

**Commercial Kitchen :** 5.99m (max. into stairwell) x 3.79m, well equipped with fridges, freezers, double fryers, microwaves, hot plate/griddle, stainless steel workbenches, plate warmer. Two vent extraction system.

Lobby Area

Disabled WC/ Mens / Ladies WC's

**Jungle Room :** 4.98m x 3.38m, a separate room for creative play.

**Office :** 4.52m x 3.38m. Windows to front.

**Store :** 3.40m x 5.27m (max. into stairwell).

**FIRST FLOOR**

**Party Room :** 9.64m x 8.16m, plus additional seating area, with a kitchen and tables and chairs. Unisex WC.

**Side Store :** 5.82m x 1.68m

**Additional Store,** accessed from Party Room or from Ground floor store area, 6.26m x 6.20m.

**Outside :** Advised c. 20 car parking spaces and area for bins etc.



**TENURE / LEASE TERMS/SERVICE CHARGE:**

Leasehold  
Commenced 15th March 2023 for a term of 10 (ten) years, with a passing rental of £38, 500 pa, on a full repair and insure basis, rent review on 5th year anniversary. The lease has the renewal provision. Service charge of £1400 per quarter.

**METHOD OF SALE:**

Sale of assets and goodwill.

**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.

Outgoing and Incoming Tenants to pay 50% each of landlords reasonably incurred costs in connection with the lease assignment.

Copy of lease available.

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current (April 2023) rateable value is £41,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is C-59

**FINANCE:**

If you require advice regarding the potential purchase of Jungle Jacks, at no initial cost please contact Graham Timmins (overleaf).

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Graham Timmins** on 01872 247019

Email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)

**Jonny Bright** on 01872 247022

Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)





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