



## WAVES CAFE / RESTAURANT, 29 CAUSEWAYHEAD, PENZANCE, CORNWALL, TR18 2SP

An exciting opportunity to acquire a beautifully appointed Cafe/Restaurant in the Heart of Penzance, on the South Cornish Coast.

- POPULAR TOWN CENTRE CAFE/RESTAURANT
- CIRCA 50 COVERS INSIDE AND A FURTHER 8 EXTERNALLY
- SUPERBLY APPOINTED THROUGHOUT
- THRIVING COASTAL RESORT
- VIEWING STRONGLY RECOMMENDED
- EPC B (37)

**GUIDE PRICE £245,000 FREEHOLD**

**LOCATION:**

Penzance is an extremely popular tourist destination and boasts a great many Hotels and Guest Houses for visitors who come to enjoy nearby tourist attractions including St Michaels Mount, Lands End and the Jubilee Pool, one of the few heated Lido's in the UK.

Penzance is also the terminus of the Penzance to Paddington rail line and is the home port of the Scillonian Ferry which provides an essential link to the Isles of Scilly, with the town also having a heliport serving the Islands.

These impressive commercial premises are situated on Causewayhead in the heart of the cosmopolitan Harbourside town. Penzance has a resident population of circa 20,000 with the town boasting a wide selection of national and niche retailers.

**THE BUSINESS:**

Our clients have owned and operated the business for over 13 years with the assistance of two full-time and several part-time staff.

Our clients currently trade year-round, opening 9am-5pm Monday through Saturday. There is scope to grow the business through evening opening and Sunday trading.

**ACCOMMODATION:**

**Dining Area:** Tables and chairs for circa 50 covers, counter/service point comprising electronic cash register, under counter fridge, Fracino Coffee Machine, 2 double bottle fridges, glass washer, sink and drainer.

**Kitchen:** Twin Panini grill, microwaves, triple counter fridge, blue seal grill, 6 ring gas range and oven, twin fryer, single fryer, stainless steel tables, extractor canopy, dishwasher, sink and drainer.

**Store Room:** Shelving, 2 chest freezers, upright freezer.

Together with 2 x Unisex Customer Toilets, a Staff Toilet and Laundry Room.

**TENURE:**

Freehold.

**PREMISES LICENCE:**

The business currently holds a Premises Licence (No: W1\_PL100471) in respect of the sale of liquor for consumption on the premises.

**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.

**VAT:**

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

**STOCK:**

To be taken at Valuation.

**LEGAL COSTS:**

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

**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 £12,250.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is B (37).

**FINANCE:**

If you require advice regarding the financing of a Business, at no initial cost, please contact us.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Graham Timmins** on 01872 247019

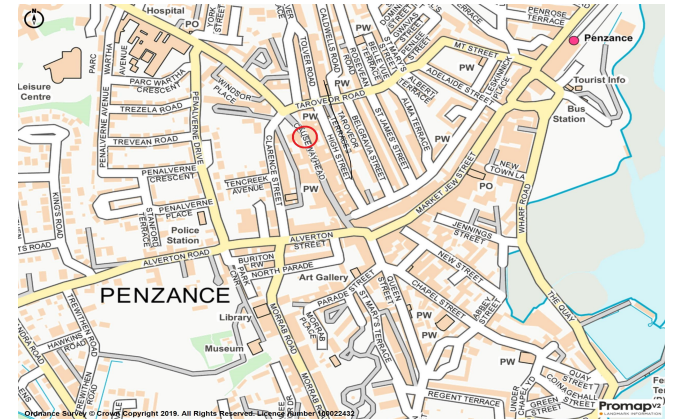
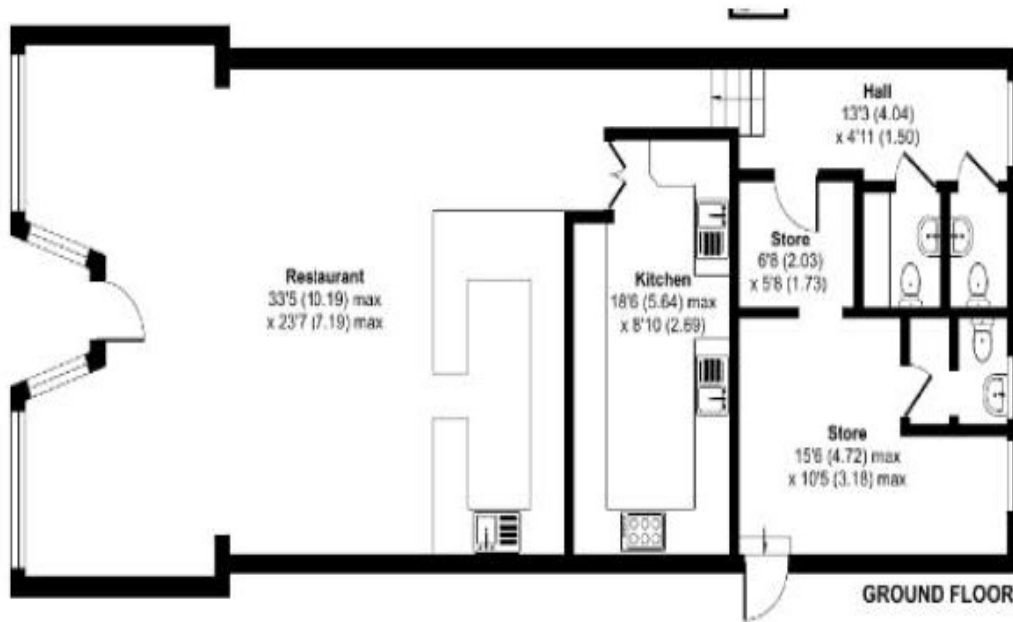
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### Waves Restaurant, 29 & 29A Causeway Head, Penzance, TR18 2SP



**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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