



Well-presented and equipped licensed café, restaurant and takeaway with a Self-Contained 1/2 Bedroom Apartment. Occupying a prime trading position in a desirable, and vibrant trading location in the heart of renowned and much visited Cornish coastal village of Port Isaac. Offering a well-presented purpose fitted lock-up premises and an opportunity to develop the style of trade and cuisine. Attractive split level character premises with ground floor Café Server, Seating and Food Preparation Area, first floor Customer Seating Area. New Lease Available. Blank canvas opportunity offering tremendous potential.

**NOAHS CAFÉ & RESTAURANT
12 FORE STREET, PORT ISAAC, CORNWALL, PL29 3RB**

LEASEHOLD: £25,000

REF: 2170

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262

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THE PROPERTY

Noahs has traded as a licensed café, restaurant and takeaway with evening opening during the busy summer months and holiday periods. The premises which are in a character filled period property offers potential for incoming operators to develop the style of trade to suit their own requirements and take advantage of the prominent trading position and a partly equipped café bar and restaurant premises. The premises briefly comprise:- ground floor Café and well-equipped Substantial Food Preparation and Servery Area with customer seating; first floor Customer Seating Area with seating for at least 14 customers; Customer WC. Directly above the business is a Self-Contained 1/2 Bedroom Apartment which is also available.



INTERNAL DETAILS – GROUND FLOOR

Glazed traditional double shop frontage with central entrance door leading into the ground floor **Café and Customer Servery/Food Preparation Area**. An attractive character trading area with stripped wood flooring, freestanding wooden tables and chairs comfortably seating 4 customers. Wood fronted and topped **Food Preparation Area** being open plan and theatre style with non-slip flooring, 2 door and 1 draw under counter commercial fridge, stainless steel hand basin, stainless steel sink unit, commercial dishwasher, worksurfaces with storage cupboards below and shelving, microwave, display shelving, and salad server. Wood fronted and topped **Customer Servery** with display shelving, 2 door glass fronted bottle fridge and an under-counter fridge. Stairs leading up to the first floor.



FIRST FLOOR

Customer Seating Area an attractive character room with original arched feature windows to front with aspect over Fore Street, stripped wood flooring, part exposed stone walls, feature fireplace (not in use), range of freestanding feature barrel table and highchairs comfortably seating 14 plus customers. **Customer WC**.



LIVING ACCOMMODATION

With a separate entrance to the side of the property is a **spacious self-contained apartment** on the third and fourth floors and which briefly comprises an open plan **Sitting Room, Dining Room and Kitchen Area**, an

attractive room with aspect to the front and side, range of built in kitchen units and worksurfaces and a n electric oven and hob with extractor unit over. **Bedroom 1** a double room, through into **Bedroom 2/Dressing Room** a small double room and a **Bathroom**.

THE OPPORTUNITY

Noahs is a prominently located licensed café, restaurant and takeaway which has previously traded as a café and restaurant, opening evenings during the summer and holiday periods. A catering business has operated from this location for over 50 years. The property is well positioned in order to take advantage of the year-round tourist trade which is predominant throughout the village. Noahs is presented in excellent order throughout and offers a purpose equipped and fitted catering business opportunity and there is an opportunity for incoming operators to develop their own trading style and to trade in a manner to suit their own personal requirements. The opportunity will undoubtedly thrive in the hands of "hands on" owner operators, especially those with experience and/or a background in the hospitality/catering industry. There are also opportunities to sublet the letting apartment as a holiday let, which will provide a lucrative income stream. An early appointment to view is highly recommended to fully appreciate all that this impressive opportunity has to offer. The sale of Noahs represents a rare opportunity to acquire a prime position premises in a highly desirable honeypot location, the like of which rarely comes along.

TRADING INFORMATION

The business is closed and no trading information is available. Interested parties should make their own assessment as to the trading potential.



EPC

Requested and to be confirmed.

RATING

We are advised that the business rates payable are currently nil after 100% business rates relief.

SERVICES

Mains water, electricity and drainage are connected to the property.

PRICE & TENURE

£25,000 for a new 7 year lease , at a combined rent of £949 per week for the café including the flat. The lease is to be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954. There are repairing and insuring obligations.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing.



