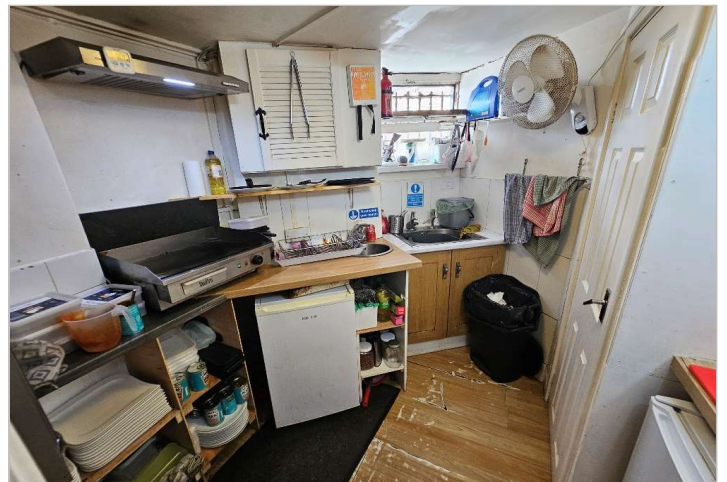




CORNISH COVE TEAROOM

76a FORE STREET, PORT ISAAC, CORNWALL, PL29 3RE

LEASEHOLD PRICE GUIDE £45,000

REF: 2184

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

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DESCRIPTION

Cornish Cove Tearoom is an established and well-regarded licensed cafe/tea rooms and takeaway which is easily manageable and occupies a self-contained ground floor lock up character premises. The property offers potential for incoming operators to develop a style of trade to suit their own requirements and for a variety of alternative uses, whilst taking advantage of the prominent trading position.

SITUATION

Cornish Cove Tearoom occupies a prominent and visible prime trading position at the top of the main street and overlooking the harbour, ideal for passing trade within the heart of the sought after North Cornish coastal village of Port Isaac. Port Isaac is known worldwide as an historic and picturesque fishing village with an all-year-round resident population with an array of retail and leisure businesses around the harbour and the quaint narrow streets. In recent years Port Isaac has become a mecca for tourists visiting the area, being the setting for the popular television series Doc Martin and known as the fictional town of Port Wenn. With many breathtaking walks across the dramatic coastline of North Cornwall as well as its own beach and harbour, Port Isaac is also the home to the Fishermen's Friends, the famous sea shanty singers. The scenic village of Port Isaac is located on Cornwall's dramatic North Coast between Padstow, Polzeath and Tintagel and is well located for the major town of Wadebridge.

INTERNAL DETAILS

Entrance Door to the front into **Entrance Vestibule** with small paned glazed entrance door into **Main Tearoom and Customer Seating Area** a pleasant space combining character features with modern contemporary décor and offering wood laminate flooring, attractive character bay window to the front and a feature fireplace (disused). **Customer Servery Area** with perimeter worksurfaces and storage cupboards. **Store Cupboard. Kitchen Area** with part tiled walls, work surfaces, water heater and sink units. **Staff WC.**

The unit is approximately 333 Sq. ft (31 Sq. m).

THE OPPORTUNITY

Cornish Cove Tearoom is a manageable and prominently located licensed café, tearoom and takeaway. The property is well positioned in order to take advantage of the year-round tourist trade which is predominant throughout the village. Cornish Cove Tearoom is presented in excellent order throughout and offers the opportunity for purchasers 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. An early appointment to view is highly recommended and Cornish Cove Tearoom 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

No trading information is available. Interested parties should make their own assessment as to the trading potential.

LEASE DETAILS

The property is offered with the benefit of a new 7 year lease at a rent of £1,757.44 per month. Rent reviews every 3 years. There are repairing and insuring obligations. Further details on request.

FIXTURES & FITTINGS

We are advised that the trade fixtures and fittings are available by negotiation with the tenant.

SERVICES

Mains electricity, water and drainage are connected.

BUSINESS RATES

We are advised that the business rates payable are currently nil after 100% small business rates relief, please contact Cornwall Council for further details

EPC

Requested and to be confirmed.

LEGAL COSTS

Each party to pay their own legal costs.

FURTHER INFORMATION & VIEWINGS

For all enquiries, or to arrange a viewing please contact Stonesmith via email: info@stonesmith.co.uk or telephone: 01392 201262.

