

Miller Commercial



Chartered Surveyors and Business Property Specialists



Night And Day Cafe, 66 Union Street, Camborne TR14 8HF

- WELL EQUIPPED CATERING PREMISES
- TOWN CENTRE LOCATION
- LOW ANNUAL RENT (£6,000)
- IMMEDIATELY AVAILABLE
- VIEWING STRONGLY ADVISED
- EPC C72

Guide price £19,950 Leasehold

LOCATION

Union Street is situated in the centre of the historic Cornish Town of Camborne, the Town has a resident population of circa 25,000 and has enjoyed significant investment in recent years with a number of Large Housing developments having been built with further developments planned for the near future. The town boasts a selection of National & Niche retailers with schooling for all ages, easy access to the Nearby A30 and a Station on the Penzance to Paddington Railway Line.

PREMISES/THE BUSINESS

Our clients ran the business for many years prior to handing over to third property operators who left earlier this year as a result of the Covid Lockdown. Since obtaining the premises back, our clients have redecorated throughout and it is now ready to trade! As our clients were not in day to day control of the business as previously alluded to, trading information is not available.

ACCOMMODATION

This very well presented Cafe has a Dining room with tables and chairs for 38 covers, a Service Counter with a Fracino Coffee Machine, 2 x Undercounter Fridges, shelving and Electronic cash register.

Commercial Kitchen;- Well equipped to include a selection of base and wall units, assorted Stainless Steel Tables, wall mounted grill, electric oven, electric griddle, table top fryers, double sink and drainer, microwave, hand wash basin with water heater above, assorted fridges and freezers.

Rear Lobby;- leading to the premises toilet and providing storage space for and additional Fridge/Freezer with a cupboard beside.

TENURE

The property is available by way of an assignment of the existing 6 year lease which commenced on 18th May 2018 at a current passing rental of £6,000 per annum.

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band C (72)

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.

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 £5,100. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999



VALUE ADDED TAX

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

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Paul Collins on 01872 247029 or via email pc@miller-commercial.co.uk or

Graham Timmins on 01872 247019 or via email gt@miller-commercial.co.uk

VIEWING: Strictly by prior appointment through Miller Commercial.

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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