

SBC
PROPERTY

01872 277397

**A LICENSED ITALIAN
RESTAURANT IN POPULAR SOUTH
CORNWALL TOWN**

**A WELL-PRESENTED 30-COVER
RESTAURANT AREA**

EQUIPPED COMMERCIAL KITCHEN

GENUINE RETIREMENT SALE

LEASEHOLD £27,500 + SAV



**GIUSEPPE'S ITALIAN RESTAURANT
4 WENDRON STREET, HELSTON TR13 8PS**

RENT REVIEWS | LEASE RENEWALS | VALUATIONS | AGENCY | MANAGEMENT

LOCATION

Giuseppe's Italian Restaurant occupies a prominent trading location in Wendron Street, close to the town centre amenities. This historic former market town provides access to the Lizard peninsula, mainland England's most southerly region.

DESCRIPTION

This well-appointed licensed restaurant includes a 30-cover restaurant area including a well-equipped bar server, customer cloakroom wc, and the lower ground floor, an equipped commercial kitchen and sizeable store room.

THE BUSINESS

Our clients, now wishing to retire, trade Giuseppe's Restaurant under reduced hours due to ill health. The restaurant currently only trades 6pm to 8.30pm Tuesday to Saturday, so obvious scope exists to expand the trading hours if desired. Accounting information will be made available to seriously interested parties after a viewing appointment.

ACCOMMODATION (All dimensions are approximate)

GROUND FLOOR

RESTAURANT (8.66m x 5.55m narrowing to 3.5m)

A well-appointed 30-cover restaurant area with two windows to the front elevation. Servery counter with inset sink unit; Casio electronic cash register; Astoria coffee machine; chiller cabinet and a range of cupboards and drawers at base and eye level; refrigerated salad bar; range of lighting; ice-maker and refrigerator.

REAR HALLWAY

With access to

CLOAKROOM WC

With low level wc and wash hand basin.

LOWER GROUND FLOOR

KITCHEN (4.36m x 3.37m)

An equipped commercial kitchen including stainless

steel sink unit and wash hand basin. 6-burner range with extractor fan over. 2 deep fat fryers with extraction over. Twin pizza oven. Carvery unit. Dishwasher. Store cupboard. Door to rear.



STORE ROOM (4.46m x 4.65m)

Range of shelving. Space for refrigerators and freezers.

TENURE – LEASEHOLD

The remainder of a 15-year full repairing and insuring lease from the 13th May 2005 with 3-yearly rent reviews and a current passing rent of £7,680 per annum.

SERVICES

Services connected to the premises include mains electricity, water and drainage.

FIXTURES, FITTINGS AND EFFECTS

Normal fixtures and fittings associated with this type of property are included in the sale and a detailed inventory will be supplied prior to exchange of contracts.

BUSINESS RATES

Rateable Value £5,900 (VOA website 2017 list). Prospective purchasers **should confirm** actual rates payable with the local billing authority (www.voa.gov.uk).

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.



VIEWING/FURTHER INFORMATION

Strictly by appointment with:

Russell Weetch
SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

Tel: 01872 245819
Email: russell@sbcproperty.com
Web site: www.sbcproperty.com

The sale of any going concern business is confidential, therefore we would ask that you do not make any *direct approaches to vendors, their staff or customers and arrange all viewing appointments through our offices.* You are recommended to contact us before visiting the property, even for an informal viewing. We can then confirm whether or not it is still available.



SBC
PROPERTY

01872 277397
www.sbcproperty.com