Miller Commercial

Chartered Surveyors and Business Property Specialists

4 MOLESWORTH STREET, WADEBRIDGE, PL27 7DA

A wonderful opportunity to acquire well presented catering and licensed restaurant premises in the town of Wadebridge. Run until recently by our clients as a popular Italian restaurant, the premises benefits from a high end commercial kitchen, a recent re-decoration and multiple dining areas and bar.

The premises are available freehold at a guide of £425,000 or leasehold with a new full repairing and insuring lease at a rent of £30,000 per annum with no ingoing premium.

- **LOCK UP RESTAURANT PREMISES**
- **ALL FIXTURES AND FITTINGS AVAILABLE**
- **FREEHOLD OR LEASEHOLD CONSIDERED**
- **ATTRACTIVELY DECORATED AND READY TO TRADE**
- **2,220 SQ FT (206.2 Sq M)**
- **ENERGY PERFORMANCE ASSET RATING 'C' (53)**

Guide Price: £425,000 Freehold or £30,000 Leasehold

LOCATION:
Wadebridge is one of Cornwall's most popular towns and is on the famous Camel Trail cycle path. The population is in the region of 8,000 with many more in the popular tourist season. Wadebridge is also home to the Royal Cornwall Showground which again draws visitors from far and wide to the area.

DESCRIPTION:
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LICENCE:
We are advised that a full licence is in place at the premises.

TENURE / LEASE TERMS:
The premises are available either freehold or leasehold.

Freehold

Guide price of £425,000 to include all fixtures and fittings.

Leasehold

Guide rent of £30,000 for a new full repairing and insuring lease with offers invited for the fixtures and fittings.

BUSINESS:
The business was trading at high levels until our client closed them down for personal rather than business reasons. Accounts are not available, but this is a genuine opportunity to run a new venture from an established trading location.

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 £20.500. To find out how much business rates will be payable there is a business rates estimator service via the website.

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

VAT:
We are advised that the property is not elected for VAT therefore no VAT is payable on either the freehold price or rent.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C (53).

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

Graham Timmins on 01872 247019
Email gt@miller-commercial.co.uk

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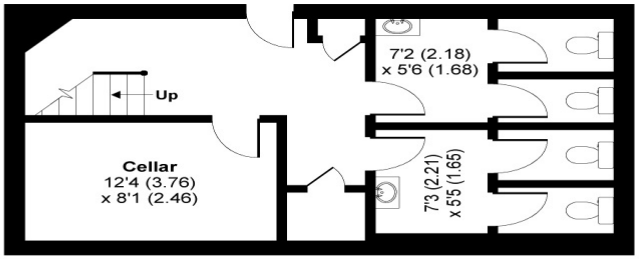
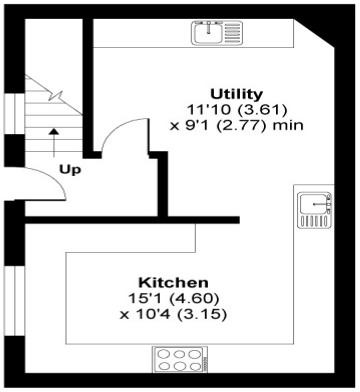
2-4 Molesworth Street, Wadebridge, PL27 7DA

Approximate Area = 2220 sq ft / 206.2 sq m

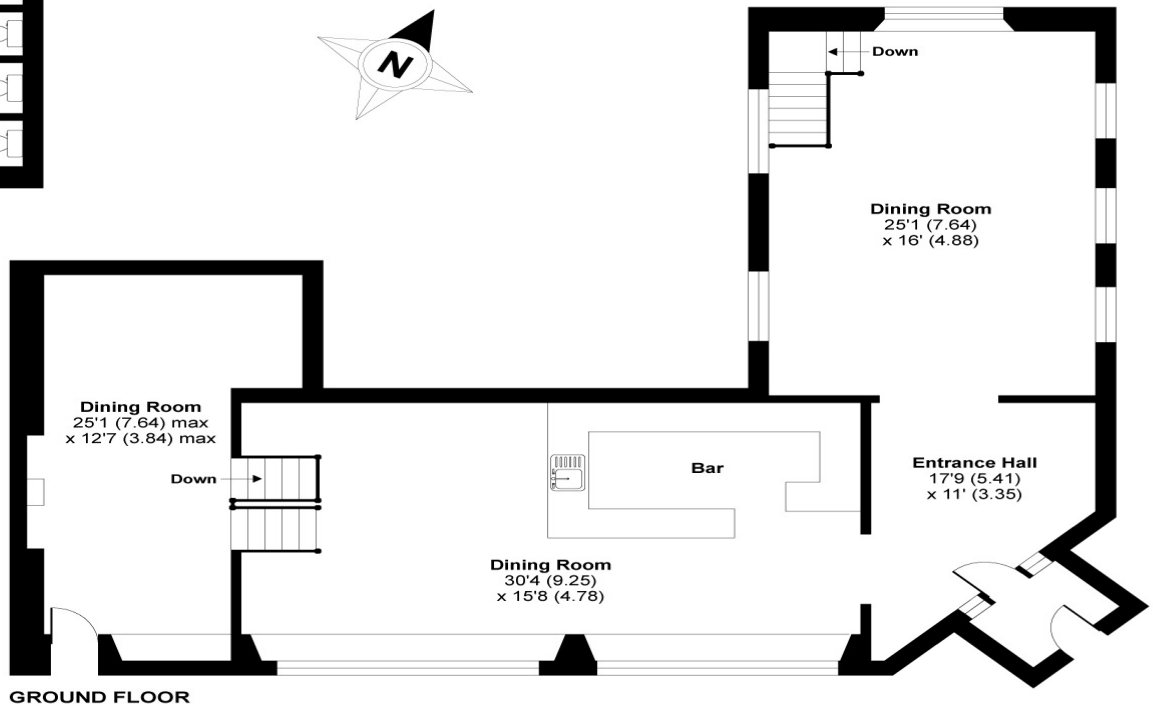
For identification only - Not to scale



LOWER GROUND FLOOR 1



LOWER GROUND FLOOR 2



GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Miller Commercial LLP. REF: 1146456

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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