SOLE PLAICE, 20 PYDAR STREET, TRURO, TR1 2AY

£79,950 (plus SAV)

Miller Commercial

Chartered Surveyors and Business Property Specialists

SUMMARY:

- ESTABLISHED (40+ YEARS) FISH AND CHIP TAKEWAY AND RESTUARANT
- PROMINENT TOWN CENTRE LOCATION
- C. 85 COVERS OVER TWO FLOORS
- EXTREMELY WELL EQUIPPED, 4 PAN PRESTON THOMAS RANGE
- FISRT FLOOR KITCHEN, STORES, OFFICE AND PLANT ROOM
- OUTSIDE, CAR PARKING, POTATO ROOM AND WALK IN FREEZER
- GENUINE SALE, EPC - C (69)

LOCATION:

Sole Plaice is situated at the upper end of Pydar Street, the City's principal retail area and adjacent to a proposed large scale mixed housing / commercial / office development , on which works have commenced.

Truro is a vibrant all shopping destination and does see seasonal uplift from visitors.

BUSINESS:

We understand Sole Plaice has traded for c. 40 years, has been in our clients tenure for 23 and is now being sold due to retirement. The trade split is c. 70% takeaway and 30% eat in and is run by our client with 5/6 core staff (including a manager) and a further 10 part timers.

The business trades 6 days per week (closed Sunday) and is open 11:30 to 20:30, see website www.soleplaicetruro.co.uk

The last two years P&L's show a turnover of c. £400k pa, with a Gross Profit level of c. 65% and a Net Profit of c. £72k pa (after deducting overheads and wages, but before an adjustment to reflect lower rental figure). Further information will be made available following a meeting with our client.

SCHEDULE OF ACCOMMODATION:

Entrance, takeaway and main cooking area: 9.39m x 4.42m, with a 4 pan Preston Thomas range with ventilation system over. Stainless steel fish fridges, work benches and cabinets. Dumb waiter to first floor kitchen.

Rear Area : 2.79m x 2.67m, preparation / serving area for GF restaurant. EPOS till.

GF Restaurant : 7.96m x 3.62m, tables and chairs with 30 covers, windows to side. Wall mounted TV.

Through to Ladies and Gents WC's.

Doors to rear, private staircase to FF office etc and stairs for public use to the FF Restauarant.

FF Restaurant : 14.47m x 3.70m, with a defined drinks counter area and up to 56 covers overall. Fire escape to side. Drinks chillers and Fracino 2 head bean to cup coffee machine, with a separate grinder and hot water still.

FF Kitchen / Preparation Room : 9.23m x 2.80m, 6 ring gas cooker with 3 vent extraction over, a well equipped area with stainless steel units, dumb waiter to GF.
Office (window to front) and open store area.

2F : Staff Room; 3.62m x 3.53m (Max into dormer window), seating area and lockers. Inner hall with racking for open storage.
Store / Plant Room (with limited headroom and of irregular shape) : 3.88m x 3.69m (max) 2.36m (min).

Outside : 2 Car parking spaces, Cold Store Room with Zanotti GM1 walk in freezer. Chip Preparation area 3.05m x 2.44m, with a chipper and rumbler, water, drainage hole and sink.

CHILLER
FREEZER

INVENTORY OF PLANY & MACHINERY & TRADE FIXTURES AND FITTINGS:

All items to be transferred on Completion free of any Lease / Lien over them and subject to a Declaration provided prior to Exchange of Contracts.

METHOD OF SALE:

Transfer of Shares in Delmo Limited (Company Registration Number 03977986).

LEASE TERMS:

Remainder of 5 year Lease commenced 25th March 2023 at a current passing rental of £27,000 pa, up to 25th March 2025 and thereafter £32,000, by equal quarter payments in advance. The Lease is subject to a full repairing and insuring liability, Sections 24 to 28 of the Landlord and Tenant Act 1954 are not excluded.

LEGAL COSTS :

Each party to bear their own legal costs.

VAT:

We are advised the business is registered for VAT on sales.

LOCAL AUTHORITY:

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

BUSINESS RATES:

We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current (March 2023) rateable value is £17,250 To find out how much business rates will be payable there is a business rates estimator service via the website.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
National Grid: 0800 096 3080
South West Water: 0800 169 1144
Wales and West Utilities: 0800 912 2999

Advised by clients : Mains Drainage and Water; Mains Gas and ; Three Phase Electricity Supply.

PREMISES LICENCE:

The business has Premises Licence for the sale of Alcohol ON the premises.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (69).

CONTACT INFORMATION:

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

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

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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FISH & CHIPS
Sole Plaice
TAKE AWAY OPEN

CoStar AWARDS ANNUAL AWARDS TOP AGENCY 2024 WINNER
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EG Radius Leaderboards
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