



CARRAWAYS CAFE, 14 POLMORLA WALK, WADEBRIDGE, PL27 7NS

Carraways is the oldest cafe/restaurant in the bustling town of Wadebridge in North Cornwall, located right between Rock and Padstow, with a strong local clientele as well as tourists. This is an opportunity to own a business with an established trading history whilst giving the opportunity to diversify if desired into a wine bar/brasserie. The premise comprise attractive outdoor seating area, inside seating, a compact and efficient kitchen alongside WCs. Available for the first time in almost 25 years we are instructed to seek offers of £35,000 for the leasehold interest of this fantastic little business.

- **ATTRACTIVE CAFE PREMISES**
- **ASSIGNMENT OF EXISTING LEASE**
- **TURNOVER £140,000**
- **CONSISTENT TRADING HISTORY**
- **40.9 SQ M / 441 SQ FT**
- **ENERGY PERFORMANCE ASSEST RATING 'C' (57)**

£35,000 Leasehold Premium



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

LOCATION:

Situated on Polmorla Walk, a popular retail area within Wadebridge. Polmorla is moments away from the main shopping street of Molesworth St with numerous car parks, bus stops and amenities within walking distance. Wadebridge is a popular market town located on the banks of the River Camel within North Cornwall, close to the popular coastal destinations of Padstow, Polzeath and Rock. The town is situated 12 miles from Newquay Airport and 9 miles from the A30 at Bodmin.

DESCRIPTION:

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LEASE TERMS:

The premises are available by way of an assignment of the existing lease. A copy is available upon request.

BUSINESS:

Carraways was open from 9:00 to roughly 16:00, six days a week. Turnover is around the £140,000 mark for year end April 2023, with 2024 accounts available in due course. Full profit and loss accounts are available following a conversation with ourselves as our clients sole agents. The purchase includes all stock, fixtures and fittings.

VAT:

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

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 £6,800



LEGAL COSTS:

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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is 'C' (57)

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

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