



THE GOOD STUFF, HARBOUR LIGHT, BOSCASTLE, PL35 0HD

£80,000 PLUS SAV, LEASEHOLD INTEREST, FIXTURES & FITTINGS AND GOODWILL

Miller Commercial 
Chartered Surveyors and Business Property Specialists



SUMMARY:

COASTAL SEASONAL DAYTIME CAFE / TEA ROOM

LOCATED IN PRIME POSITION IN BOSCASTLE

UP TO 56 COVERS OVERALL

SPECIALITY EQUIPMENT AND TASTEFULLY
FURNISHED

REMAINDER OF RENEWABLE LEASE

NET TURNOVER £195K, GP 63% ADJUSTED NET OF C.
£53K (WITH WAGES OF £26K)

GENUINE REASON FOR SALE

EPC - EXEMPT

LOCATION:

Boscastle is a highly regarded destination for visitors and indeed to both live and work. The village has a proliferation of historic properties, our clients among them, which are flanked either side of the river which flows into the harbour. The village is in a valley and as such is bounded by countryside, making a dramatic backdrop.

The village has a number of hostleries, accommodation providers and has a very large car park, which is in high demand given the high levels of day visitors and those exploring the adjacent SW Coast path from here.

The Good Stuff is located on the right hand side as one walks down the harbour and is adjacent to a footbridge connecting either side, so as such the property has a very high level of footfall.

PROPERTY:

The property is Grade 2 Listed as befits it's age and inherent character. The property was rebuilt in 2006. The property is detached of stone construction under a natural slate roof, has open roof trusses and some interesting arch windows. The property has been tastefully decorated and furnished, alongside a well equipped kitchen area. To the rear is a wc and bin store area.

BUSINESS:

We understand a business has operated on this site as a cafe for c. 20 years and has been in our clients tenure for the past 4 years. The business trades on a seasonal basis from Easter until End October 09:00 to 17:00 6 pays per week in the peak season and 5 days per week out of peak season.

The Good Stuff has a wide following and has been accredited in the Condé Nast Traveller publication and features in the biannual (every two years) 'Indy Coffee Guide' (England South).

The latest year end P&L show net sales of c. £196k, with an operating Gross Profit level of 63% and an adjusted net of c. £53.5k (after deducting all overheads and wages of £26,250, assuming two owner FTE's).

See clients website : www.thegoodstuffcafe.co.uk and @giveusthegoodstuff

SCHEDULE OF ACCOMMODATION:

Entrance through the gated outside terrace.

Door into:

Main Seating Area : 5.93m x 4.33m, a very appealing space with a vaulted ceiling and doors and windows to three sides, giving views over the countryside. Slate floor, tables and chairs for 18 to 20 covers and some comfortable seating. Upright drinks chiller.



SCHEDULE OF ACCOMMODATION: (continued)

To the left of the counter, access to the accessible (suitable for wheelchair users) customer toilet, with low level WC, wash hand basin, door to rear, baby changing facility and built in storage cupboards.

Kitchen Area : 4.45m x 4.09m, vaulted ceiling with window to the side, slate floor. Electric cooker (Lincat 4 ring), stainless steel workbench and sink unit, with tile splashback. Under counter fridge, freezer, upright fridge, ice machine. Music, CCTV and computer payment systems.

Entrance through the gated outside terrace.

Principle Coffee Machine Equipment:

La Marzocco Linea PB ABR (3 Group)
Mahlkonig E80 and EK43 Coffee Grinders
Puqpress V1 Coffee Tamper
Marco 30L under counter boiler and Uber font

OUTSIDE :

Approximate area of 16m x 5m, with raised beds, slate floor, tables and chairs for c. 36 covers, 6 parasols. A very strong addition to the business.

Car Parking Space , via agreement with the landlord at annual cost of £395.

**PLANNING PERMISSION / USE :**

Use Class A3 / E and Permitted Use by Landlord as a cafe / tea room.

LICENCES:

The property holds a Premises Licence for the sale of alcohol On and Off the premises.

LEASE TERMS:

Landlord Title CL311164
Lease commenced January 2015 for a term of 12 years, on a Full Repair & Insure basis. Current passing rental of £16,500 pa.

Security of Tenure sections to apply, so lease has right to renew. Alternatively we are advised the Landlord would consider grant of new lease on completion of sale.

METHOD OF SALE:

Sale of assets and transfer of going concern.

SERVICES:

Advised by clients:
Mains Water
Mains Sewage
Mains Electricity (single phase)
Interested parties to make own enquiries with statutory providers.

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction. The outgoing and ingoing Tenant to contribute a fair proportion of the Landlord's reasonably incurred legal costs.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current (April 2023) rateable value is £9,800, for qualifying persons no rates payable.

STOCK:

At cost value agreed between seller and buyer on completion, advised average working value is c. £2000

VALUE ADDED TAX:

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

FINANCE ADVICE:

If you require any advice or a referral to a Commercial Finance Broker at no initial cost, please contact as below.

ENERGY PERFORMANCE CERTIFICATE:

Exempt as below 50 SqM and Grade 2 Listed

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019 / 07900 604078

Email gt@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk







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