



Catering Concession

Bird In Hand, Trelissick Road, Hayle, Cornwall TR27 4HY

Summary

- Of interest to catering companies and Chefs
- New catering concession opportunity
- Owner's looking to work with chosen applicants to grow trade from a solid existing base
- Existing facility within busy public house
- Refurbished food bar for events and outside trading
- Existing business appeals to local trade, families and clubs with events throughout the year
- Historically 6 days trading (pub

Location:

Hayle lies approximately seven miles from Penzance the principal town in the district of Penwith, the most Westerly in England, and approximately twenty miles from Truro, Cornwall's administrative capital. Hayle has a resident population in the region of 9,000 and a history which centred on its foundry and copper processing industries. In more recent years there has been considerable local development, notably on the waterside which has brought about new investment and jobs to the town and a larger local community.

Paradise Park is an established business on the Western edge of the town and will celebrate it's 50th anniversary during 2023. A family owned enterprise, the park and play barn attracts customers locally, regionally and visitors from further afield throughout the year.

<https://paradisepark.org.uk/> The Bird In Hand is situated at the entrance to the park on Trelissick Road and benefits from attracting both passing and local trade, but also those visitors to the park itself.

Description:

The Bird in Hand provides for 50 internal covers at ground floor and is open 7 days a week. On the first floor is a large room currently a pool and snooker room but was previously additional restaurant seating. The kitchen area comprises the main kitchen (5m x 3,2m to include a small inner lobby) with commercial equipment to include 6 ring gas range with grill over, twin deep fat fryer, twin sinks and separate hand wash and extraction.

In addition there is a store room (3.1m x 3.2m) with dishwasher, store (3.3m x 2.4m) with fridges/freezers, office (3.7m x 2.2m) and shower room WC. Externally there is an attractive trade garden which can accommodate 7x 6 seater benches on the patio, with space for a further 19 benches within the adjoining lawned area which borders the large car park. The kitchen has been open during sessions 6 days a week and there is opportunity to extend the opening periods, particularly during the warmer months and for events. The owners have invested in the outside food bar for 2023 and this provides an excellent location to attract Summer diners for easy service takeaway along the traditional bar food offer.

Pending the success of the new caterer, the owners have future plans for improvements that may suit all parties. Further details of the pub are available via their website: <https://birdinhandhayle.co.uk/>.

The Opportunity:

The Bird In Hand is a busy pub with a good reputation and provides for a loyal local trade, supported by local pool teams and quiz evenings alongside live sports to enjoy, regular music events and other events such as classic car rallies. The owners have let out their restaurant operation for many years and the opportunity for new operators is now available. The owners are keen for the new caterers to build on the existing reputation and grow the business to take full advantage that the site offers (our clients would consider takeaway food subject to them dealing with all payments in the first instant). There is a great opportunity to further promote the outside food concession at the venue, which has been underutilised, given the extensive beer garden and events that take place therein. The owners are keen to hear from existing catering operators and chefs who are looking to establish a mutually beneficial business to build upon.

The rent is taken from food sales (net of VAT), all of which are handled directly by the owners and balanced up once a week. The caterer is responsible for food purchasing (including supplying a food waste bin), EHO compliance and any associated staff costs to their business.

Historic Food Receipts:

Year	Net Sales
2018	£105,200
2019	£121,958
2020	£89,534
2021	£140,182
2022	£135,363

Services:

We understand that mains electricity, gas and water are connected. These services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES: Energy rating awaited.

Business rates:

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Terms:

- 12 month renewable catering concession
- Rent charged at 12.5% of gross food sales. The 12.5% retained amount is exempt of VAT.
- Rent includes all utility costs, and waste collection excluding food waste. Business rates tbc.
- The letting will include the current kitchen inventory

Applicants are invited to submit their proposal to include CV and business plan.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

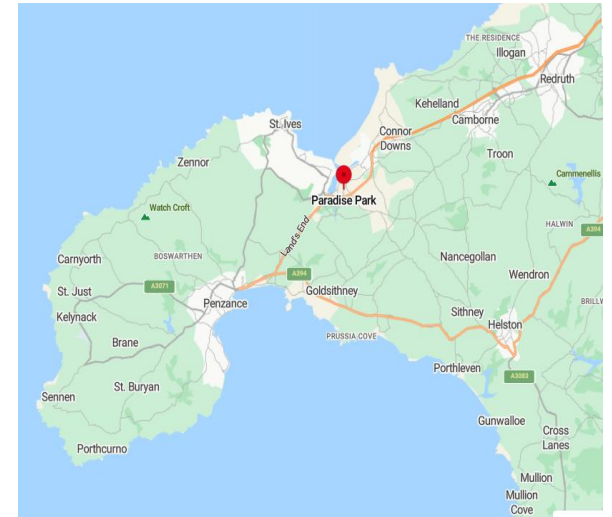
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

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

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



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