



To Let

£5,000 per annum

Ground Floor Cafe, Gateway Business Centre, Barncoose, Redruth,
Cornwall TR15 3RQ

1,321 Sq Ft
(122.7 Sq M)

Summary

- Unique café opportunity in a busy business centre
- Available fully furnished
- Modern accommodation
- Comprehensively equipped
- Dogs allowed onsite
- Good built up trade
- Alcohol license at premis

Location:

Gateway Business Centre provides over 25,000 sq ft of high quality office accommodation situated in a commanding position at Barncoose, Redruth. Main A30 access is less than 5 minutes away at the Avers junction.

Managed facilities at Gateway Business Centre create the best possible environment for everyone who interacts with the building - functionality is combined with state-of-the-art connectivity and compliance with DDA requirements.

There is a leased line point-to-point symmetric data connection which offers a connection speed of 100

MB/s upstream and downstream. The building is equipped with the future-proofed technology including Ethernet infrastructure with data transfer speeds of up to 10 GB.

Description:

Gateway café offers an exciting opportunity for a new café operator to build on the customer already established.

The café comes furnished with tables and chairs (not the furniture shown in the photos) as well as with a range of equipment including coffee machines, oven, freezer, and fridge among others.

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice on a net internal basis.

	sq m	sq ft
Café	91.42	984
Kitchen/Store	31.32	337
Total	122.7	1,321

Service charge:

A all inclusive maintenance charge will be payable, this is currently £660.60 per calendar month.

Services:

This suite is separately metered for gas and electricity usage. A service charge will be applicable for all common areas to cover heating, lighting and cleaning of all common parts, lift maintenance, landscaping,

managed reception, buildings insurance and site security.

EPC / MEES:

A (25)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £11,000 effective from the 1st April 2023 reference 23326695002020.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

A lease is available for a minimum term of 6 years with a rent review at year 3. The rent is a stepped basis at Year 1 £5,000 per annum, Year 2 £8,000 per annum and Year 3 £10,000 per annum.

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 figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and

should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

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



CONTACT THE AGENT

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