



- Long established cafe and retail business
- Situated on busy touring park
- Close to Polzeath
- New lease available all proposals by midday 12th April 2024
- Retail area and cafe with space for 50 internal covers
- Some trade inventory in situ
- Extensive outside areas with space for excess 120 covers
- Customer car park (18)

Location:

Polzeath has long been seen as the mecca for surfing and promotes the very best of the North Cornish Coast. Close to Wadebridge, Rock and Padstow it is a year round popular location with numbers swelling during the Spring and Summer months. The Farm Cafe is situated within South Winds touring park as you approach Polzeath from Wadebridge.

Description:

Detached licenced cafe with internal and external seating areas located on a very popular touring camp site on the outskirts of Polzeath.

Accommodation:

Entrance from customer car park via lobby to retail area with shelving and space for display cabinets. Storage room with shelving. Central cafe of double height with space for 20 covers and attractive servery with under counter storage and display areas. Feature wood burner (not tested). Accessible WC. Double doors to outside sitting areas, access to kitchen and double doors to conservatory which provides space for a further 30 covers and additional access to the outside sitting areas.

Kitchen with extraction (not tested) with rear access door. Wash area with double sink unit and separate hand wash sink. Landlord inventory to include various catering base level and wall hanging shelving, 6 ring gas range, hotplate, undercounter double fridge unit, chest freezer.

An open stairway from the café provides access to first floor ladies and gents WCs and additional store room. The outside areas are extensive to maximise the business during the Spring and Summer months. There are a range of covered areas, patio, gravel and Astro with space to easily accommodate 120 covers. Yard with outside sink. Customer Car Park for 18.

The Business:

Whilst within and owned by South Winds camping site, a successful family business, Farm Café has been a privately run venture for many years. It is an excellent location not only to attract the immediate holiday market for food, beverage and retail goods, but also to promote to a wider audience for non resident trade. It can be signposted from the main road into Polzeath from Wadebridge, with the aforementioned customer parking and one of the many footpaths in the area which runs past the main door and onto the SW coast path via New Polzeath. The park itself is open 3rd May until 22nd September and principal information is available via their website:

https://polzeathcamping.co.uk/index.php/southwinds

The café may be operated year round if required.

	sq m	sq ft
Total	153.8	1,655

Services:

We understand that electric (three phase), Gas (LPG), water and drainage are connected to the property, metered and charged by the site owner's. These services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D(86)

Planning:

User class E for licenced cafe and retail.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £15,750 therefore making the approximate Rates Payable £7,859.25 per annum for 2024/5. Please note that current support in the sector provide for a 75% discount on rates payable until March 2025.

<u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Available on initial two year non assignable tenancy at a guide rent £32,500 per annum on an internal repair

and insure basis. First quarter rent and other contractual charges will be payable in advance and the deposit payable will be 25% of the headline rent. Rent payable monthly in advance from end of quarter one. Use - licenced restaurant and retail, available to trade from 07:00 to 10:00.

Tenant to reimburse Landlord's costs of insurance, services consumed and refuse collection.

Inventory - Tenant pays the Landlord's costs of repairing the Landlord's equipment (list to be provided).

Applicants are invited to submit their proposal with proof of funding, CV and business plan no later than midday on 12 April 2024 with a commitment to open in time for the South Winds opening on 3rd May 2024.

All proposals are taken as a best and final position and applicants are invited to include conditions and concessions (if any).

It should be noted that our client is under no obligation to accept any offer submitted and are keen to work with the chosen operator to maximise the success of the venture.

Legal fees:

Tenant to contribute £750 + VAT towards the landlords legal costs.

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.



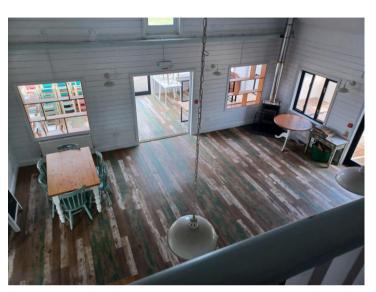
ery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Hease refer to vleasingbusinesspremises could for further information. Vlckery Holman for themsetves and for the Vendors or Lessors of the property whose Agents they are give notice that: 1) The particulars are set out as general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given out responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the loyment of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.



Further information and viewings:

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









CONTACT THE AGENT

Mike Easton

Tel: 07527 388045 Email: measton@vickeryholman.com

Alan Treloar

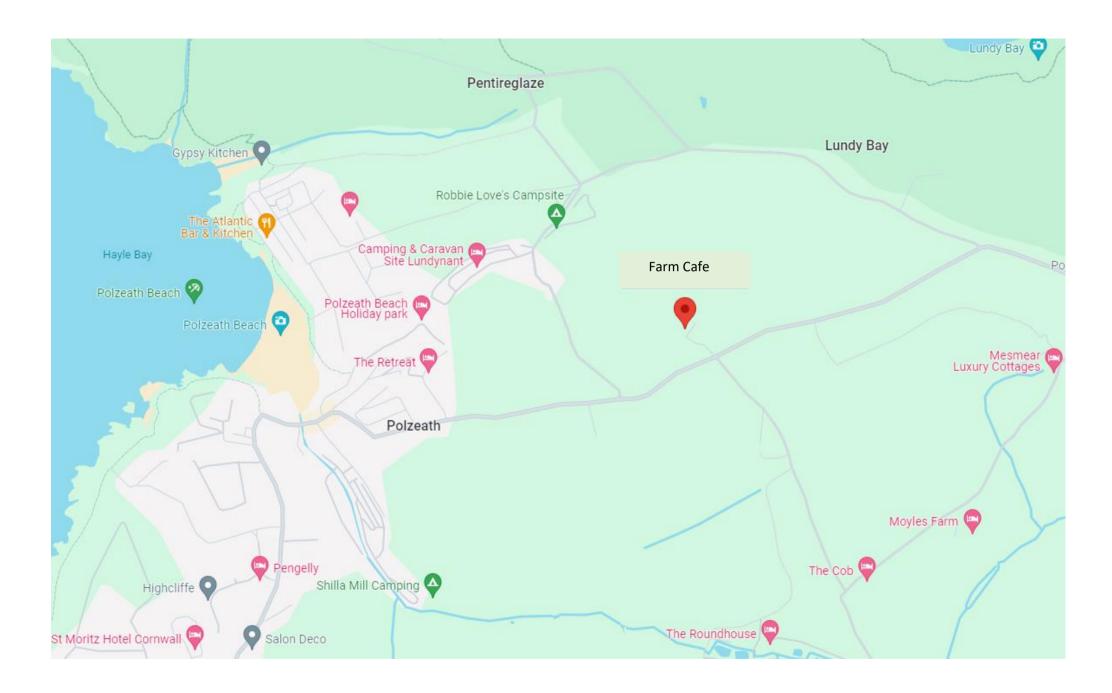
Tel: 07841 150 714
Email: <u>atreloar@vickeryholman.com</u>

Truro Office Walsingham House, Newham Road, Truro, Cornwall, TR1 2DP



Lercy Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to wuleasingbusinesspremises could for thurther information. Vickery Holman for themselves and for the Vendors or Leasors of the property whose Agents they are, give notice that: 1) The particulars are set out as general outline only for a guidance of intended purchasers or lesses, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given thout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them, 3) No person in the pioyment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.







ery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to videasingbusinesspremises could for further information. Videry Holman for themselves and for the Vendors or Lessors of the property whose Agents they are give notice that 1) The particulars are set out as a general outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given lout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the lowment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

