



To Let

£32,500 pax

Farm Cafe, Polzeath, Wadebridge, Cornwall PL27 6QU

153.8 Sq M
(1,655 Sq Ft)

Summary

- 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.

[Contact](#) 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.

Further information and viewings:

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



CONTACT THE AGENT

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