



MAY WHETTER & GROSE



15B TRURO ROAD, ST AUSTELL, CORNWALL PL25 5JE
PRICE GUIDE £10,000

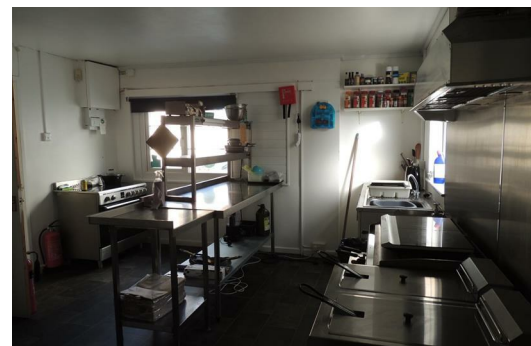
**** TOWN CENTRE COMMERCIAL KITCHEN ****

EXCELLENT BUSINESS OPPRTUNITY FOR SALE
NEW LEASEHOLD TERMS TO BE AGREED
CURRENT RENT £3,800 PER ANNUM

HIGH TRAFFIC WEBSITE

CONTENTS TO BE NEGOTIATED

ONE PARKING SPACE



TENURE

The property is offered on a Leasehold basis with new terms to be negotiated and agreed.

The current rent is £3,800 per annum.

Insurance contributions are £118 per annum

BUSINESS RATES

Please see link below to the Business Rates Valuation

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/321486185>

Current rateable value (1 April 2023 to present) £3,500

WEBSITE

There is an well established active website associated with the business opportunity...

<https://cateringincornwall.co.uk/events-cornwall/>

The cost of website hosting is £160 per annum

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

