

**CONFIDENTIAL SALE**  
**FREE OF TIE**  
**PUBLIC HOUSE & RESTAURANT**

Ref 475

£50,000

LEASEHOLD

For new lease, high value quality fixtures, fittings plus stock, rent & deposit

- NET ANNUAL TAKINGS CIRCA £1,100,000 (NET OF VAT)
- IN CENTRE OF CORNISH TOWN
- CURRENT RATEABLE VALUE £21,750
- IN DENSLEY POPULATED RESIDENTIAL AREA
- GROUND FLOOR TRADING AREA SEAT 70 (400 SQ FT)
- FIRST FLOOR TRADING SPACE SEATS 50 (300 SQ FT)
- HIGH VALUE FIXTURES AND FITTINGS THROUGHOUT
- FULLY FITTED COMMERCIAL KITCHEN
- BEER TERRACE TO THE FRONT OF BUSINESS
- BRAND NEW LEASE WITH ANNUAL RENT £50,000
- QUARTER RENT DEPOSIT & QUARTER RENT PAYABLE IN ADVANCE
- SIGNED NDA REQUIRED PRIOR TO RELEASING FURTHER INFORMATION

**CALL**

**BRUCE on 07467 947296**

**Or BETH on 0333 414 9999**