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 Padstow
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Jackie Stanley
 ESTATE AGENTS



Leasehold Business
 Restaurant with 20 Covers
 Additional External Seating Area
 Recently Renovated to a High Standard
 Off Road Parking
 Approximately 3.5 Miles from Picturesque Padstow
 Prime Location within the Sought After Village of St Merryn

Thai Kitchen, St Merryn
£75,000 Leasehold

This leasehold business is offered for sale with fully renovated premises & commercial kitchen, situated in a prominent & central position within the bustling & sought after village of St Merryn.

For further information about this property please visit our office or call us on

01841 532555



rightmove  Zoopla.co.uk  PrimeLocation.com



Registered Office
 1 North Quay Padstow Cornwall PL28 8AF

VAT Registration No: 6759665 67
 Registered in England 4991702

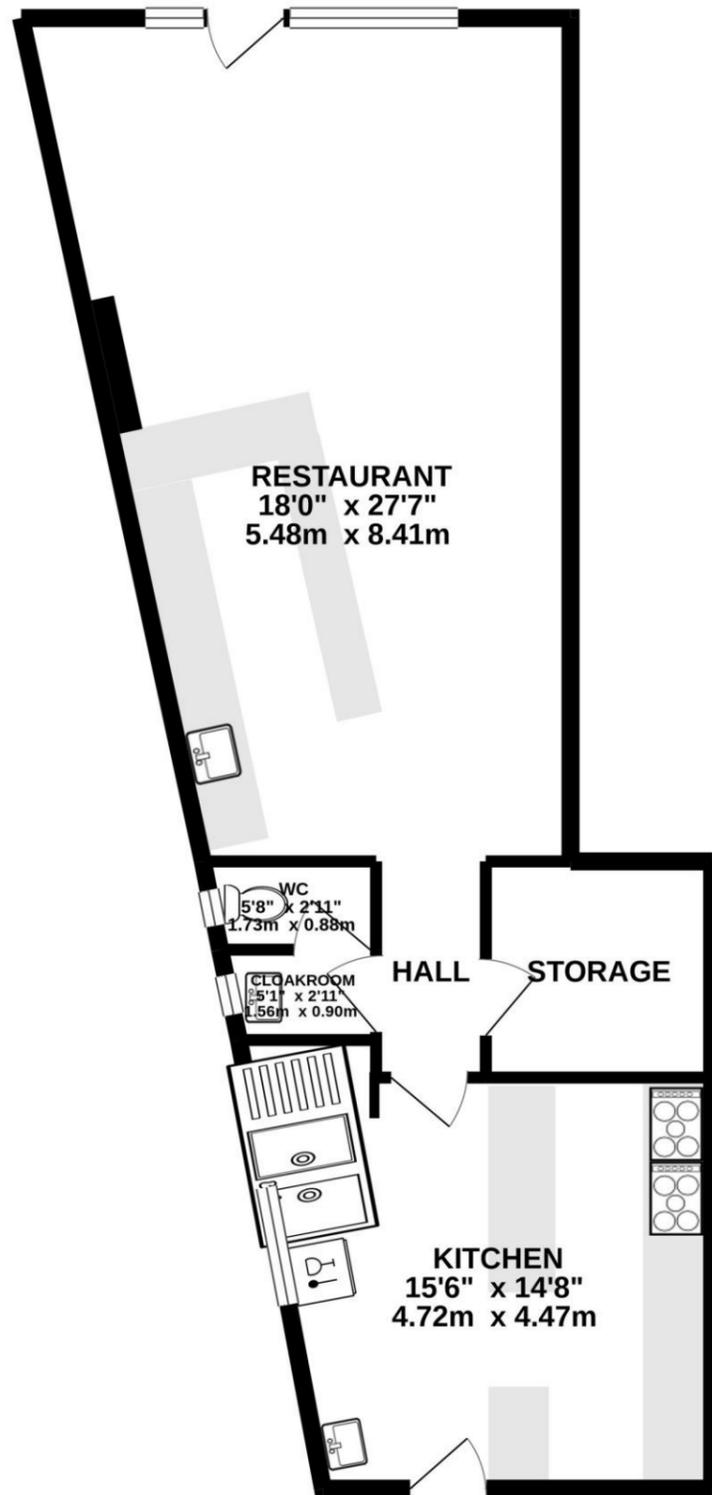
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TOTAL FLOOR AREA : 711 sq.ft. (66.0 sq.m.) approx.



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Located in a prominent and central position within the sought after bustling village of St Merryn, we bring this leasehold opportunity to the market. The location is approximately a mile from the stunning sandy beach at Harlyn Bay and 3.5 miles from picturesque Padstow.

The premises, which has recently been renovated to a very high standard, comprises a ground floor restaurant and bar, dining area with twenty covers, fully fitted bar, WC, store room and a fully fitted commercial kitchen along with an enclosed external storage area to the side.

The premises benefits from an external seating patio area to the front parking for two cars. There is a new CCTV system in place and an Eposnow EPOS till system. The kitchen contains an Electrolux gas/electric Range oven, a Lincat Silverlink 600 Fryer, an Electrolux EUCAIG green & clean dishwasher, a Mechline Aquajet Pre-Rinse Spray and an Interlevin upright refrigerator. Within the bar there is a Simag SDE Ice Cuber and an Interlevin Back Bar Cooler.

The premises is available by way of an assignment of the existing lease, with the length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £8,500 PAX.

We understand that the property has a rateable value of £4,556. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

The EPC rating for the premises is D76. All figures within these terms are exclusive of VAT at the prevailing rate where applicable. Services to the property include mains gas, water, electricity and drainage.

The bustling village of St Merryn offers a good range of amenities including several restaurants, a post office/grocery store, a bakers/delicatessen, a petrol station/garage and two Public Houses including Rick Stein's 'The Cornish Arms' serving great food and local ales. There is also a doctors surgery and Primary School with an excellent reputation. The village is a great base from which to explore the surrounding coastline which includes the beaches of Harlyn Bay, Trevone Bay, Constantine Bay, Treyarnon and Porthcothan which are all located within a 3 to 5 mile radius.

The historic and picturesque fishing town of Padstow is just three miles distant and offers an extensive range of cafes, public houses and restaurants, none more so than Paul Ainsworth's Michelin starred No.6 and of course Rick Steins esteemed Seafood restaurant. Within 9 miles is the thriving market town of Wadebridge on the river Camel, which offers a fine selection of shops and amenities including a sports centre, cinema, a primary and secondary school and a selection of supermarkets. The nearest mainline station is Bodmin Parkway which is approximately 20 miles distant with the nearest airport at Newquay just 13 miles away.

To find Thai Kitchen, leave Padstow and follow the B3276 towards Trevone and St Merryn. Follow this road for approximately 2.7 miles. Pass the Cornish Arms pub and continue along the road into St Merryn before turning left at the cross roads. Thai Kitchen can be found along on the left hand side. The postcode for satellite navigation is PL28 8NQ.

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