



RUTH'S TEA ROOM, 30 MENEAGE STREET, HELSTON, TR13 8AB

£195,000 FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

Ruth's is situated in the centre of the principal trading street in the historic town of Helston, which has a high number of period properties indicative of its historical importance as a Stannary town.

Today the town has both niche and national retailers, primary and secondary schooling as is known as the gateway to the Lizard, so enjoys some seasonal uplift.

PROPERTY:

The mid terrace property is arranged over three floors, with the cafe / dining room on the ground floor and the two bedroom accommodation over two floors, which has a good size kitchen, lounge and bathroom. The property has been subject to updating by our client and is presented in good order.

To the rear of the property is a patio terrace garden area and several useful stores.

BUSINESS:

We understand Ruth's has traded for the past 26 years and our client is now looking to sell due to impending retirement.

The business is run by our client and one family member and through choice trades 4 days per week, daytime only 11:00 to 15:30.

The business trades as a traditional cafe with a takeaway option. The turnover is in the region of £45,000 pa.

SCHEDULE OF ACCOMMODATION:Ground Floor Cafe

Window and door to front, built in counter with tile top, stainless steel sink and drainer unit, wall mounted glass fronted display cabinet, principal equipment to include ; upright fridge and undercounter fridges, salad bar, under counter drinks chillers and cake display unit.

Door to side alleyway, giving access into the kitchen and also the customer WC.

Through to Dining Areas (two defined areas) - windows to the side, tables and chairs for c. 28 covers wall lights and understairs storage, condiment / cutlery unit, high chair, curtains and quantity of decorative pictures. Three radiators. Till station near kitchen.

Commercial Kitchen : Two doors to side alleyway and rear of property.

Commercial flooring and principal equipment to include a Fracino 2 Group coffee machine, Flavel 6 ring electric hob with ovens below, eye level grill, microwave, commercial oven, dishwasher, tray store, stainless steel workbench and sink / drainer unit.

Base units and shelving for storage of products.

Owners Accommodation

First Floor: Accessed via staircase between Cafe and Dining Room comprising Lounge, with window to front and radiator. WC; Storage cupboard (former study, no window);

Kitchen, window to the side, base and wall units, Sink and cooker.

Double bedroom, window to side and radiator. Built in wardrobe and cupboard.

Bathroom; window to side bath with shower over, WC and wash basin and radiator.

Second Floor : From landing stairs to lead to a landing area, suitable for storage, double bedroom with dormer window to the front, built in wardrobe, radiator.

Outside : From front of property alleyway with electric fuse box and store area for bins etc.

At rear of property steps up to garden area measuring approximately 9m x 6m, with 3 store areas, 2 with power and light.

Steps at rear to road.



TENURE:

Freehold : Advised no rights of way, easements or restrictive covenants over the property.

METHOD OF SALE: Sale of business as a trading going concern on an Asset Sale basis.

SERVICES:

Advised by clients

- Mains Drainage
- Mains Water
- Electricity : Single Phase
- Gas : Mains
- Central Heating : Gas

Interested parties to make own enquiries via statutory providers.

STOCK:

Agreed between seller and buyer on completion (cost value).

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction, whether the matter completes or not.

BUSINESS RATES & COUNCIL TAX:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> (by postcode and business address) which shows that the current (effective April 2023) rateable value is £5,100, meaning for qualifying owners no Business Rates will be payable.

INVENTORY OF FIXTURES & FITTINGS:

All trade fixtures and fittings essential to the running of the business are to be transferred free of lease / lien on Completion.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (66).

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of Ruth's Tea Room , at no initial cost, please contact Graham Timmins on details below.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019

Email gt@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk





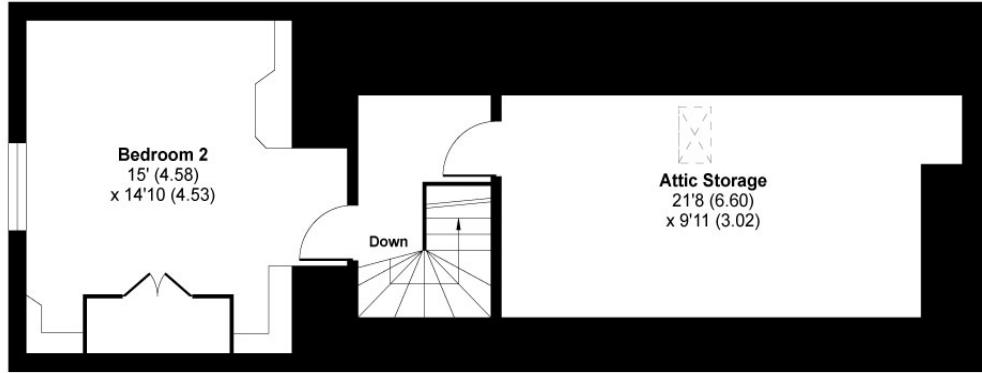
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Approximate Area = 2127 sq ft / 197.6 sq m

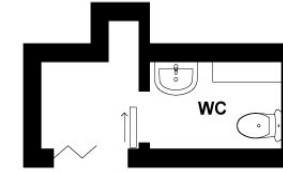
Outbuilding = 46 sq ft / 4.2 sq m

Total = 2173 sq ft / 201.8 sq m

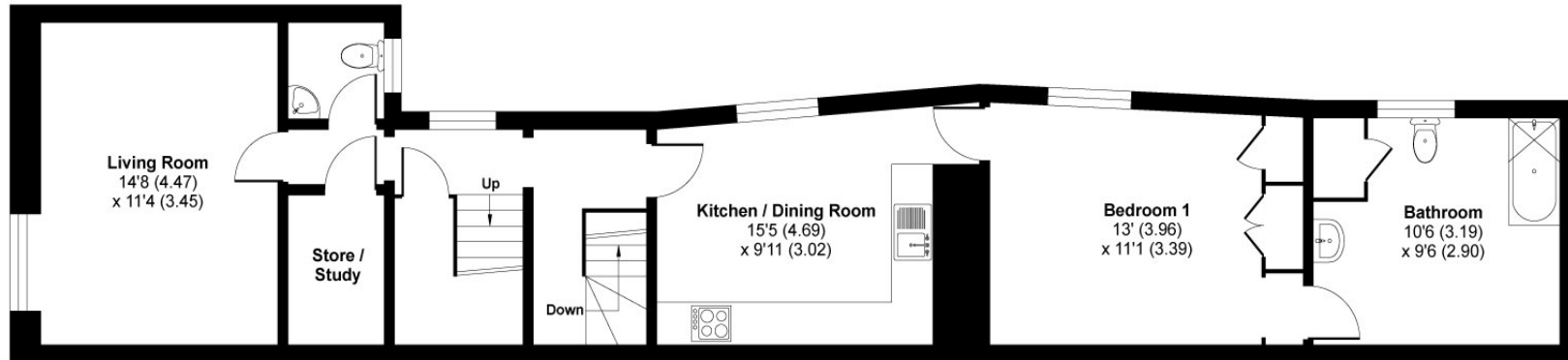
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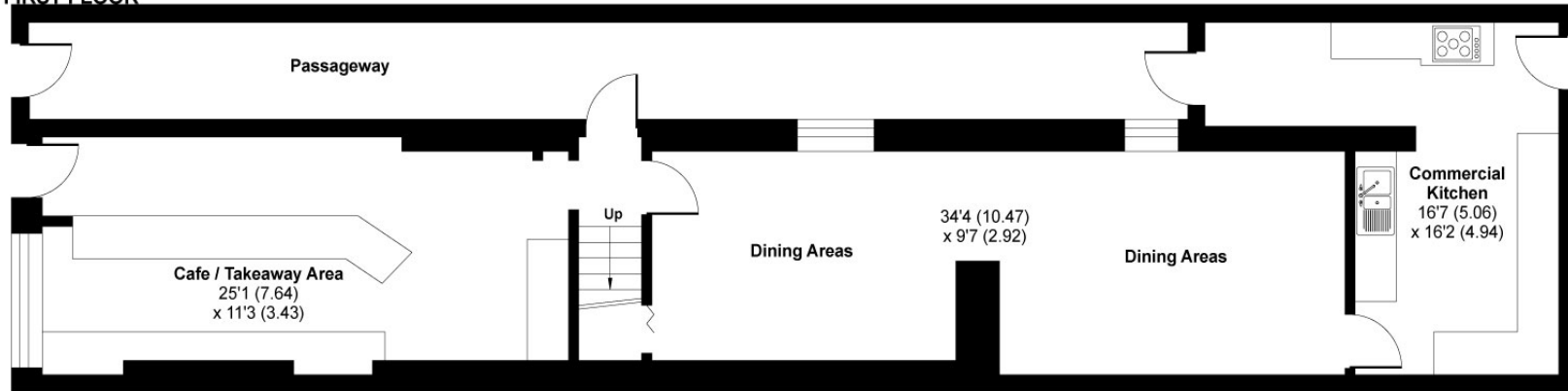
SECOND FLOOR



OUTBUILDING



FIRST FLOOR



GROUND FLOOR





AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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