

SPARGO HOUSE
10 BUDSHEAD WAY
PLYMOUTH PL6 5FE

tel: 01752 20 60 20
fax: 01752 20 60 26

e-mail:
enquiries@huntleyandpartners.com
Website:
www.huntleyandpartners.com

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THE WINDY RIDGE EATING HOUSE

TRERULEFOOT, NR. SALTASH, CORNWALL, PL12 5BJ

- * Long established and famous fully licensed roadside diner and functions venue.
- * Superb trading position fronting the A374 commuter belt to Plymouth and Saltash.
- * Dining areas for 150 plus covers. Superb commercial kitchens.
- * Decked patio areas and children's play area, car and coach parking - approx. 1.3 acres.
- * Owner's spacious four bedroom accommodation.
- * Turnover approx. £430,000 per annum net.
- * Fully licensed, fully equipped. FREEHOLD £595,000 SAV SOLE AGENTS.



The Windy Ridge Eating House has been established for many decades, however, during our clients' period of ownership over the last 6 years or so, the property and business have undergone substantial renovation, refurbishment and expansion in all aspects. In addition, there is a spacious four bedroom owner's home which enjoys far reaching countryside views.

The property is situated on the side of the A374 major commuter and tourist route which runs between Trerulefoot and Torpoint being the main access road also into numerous favoured holiday resorts such as Looe and Polperro, Whitsand Bay and Millbrook as well as being within only a few minutes drive of Saltash and the major South West city of Plymouth. Whilst passing trade is therefore substantial, the business has a significant repeat trade from local custom as well. One of the many main features of the complex is the substantial car and coach parking facility which extends to around 1.3 acres overall.

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact, and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of these statements. The vendors or lessors do not make or give Huntley & Partners nor any person in their employment, any authority to make or give any representation or warranty whatsoever in relation to this property.

The substantial premises are detached having at ground floor level the main dining facilities with covers for some 150 individuals plus newly refitted cloakrooms, fully equipped commercial kitchens, extensive decked trade patio area plus children's play area and detached bungalow style building used as storage plus owner's spacious four bedroom apartment at first floor level over the main building. We strongly recommend a viewing of these premises to fully appreciate the size of this facility and quality of the accommodation.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

MAIN DINER A most extensive area set out in two principal interconnecting rooms which includes a conservatory style area – 173.3sqm (1,865.2sqft) plus 61.3sqm (660sqft). Fully furnished with covers for some 150 individuals and set out in alcoves as well as separate dining areas, range of secluded lighting, fully carpeted, menu boards to walls, triple unit carvery, bar servery area with coffee machine, service counter, back bar fittings and hi-fi system.

LADIES AND GENTS CLOAKROOMS

COMMERCIAL KITCHENS Overall approx. 82.7sqm (890.3sqft) and designed with a dessert preparation area, cold room area, utility area, wash-up area, main kitchen with fluorescent lighting, wipe clean surfaces to walls, stainless steel extraction canopies, stainless steel worktops, stainless steel sink units, Smeg commercial dish washing system, range of double door commercial refrigerators and freezers, six burner gas cooking range, griddles, bain-maries, six plate electric cooking oven, combi-ovens, microwaves, etc.

BOILER ROOM With LPG boiler for room heating and hot water.

FIRST FLOOR

SELF-CONTAINED APARTMENT With separate stairs from the ground floor leading into a central landing area with living room having kitchen and dining areas 8.3m x 5.1m with triple aspect picture double-glazed windows overlooking the countryside, full range of modern fitted wall and base kitchen units and patio doors out on to flat roof area.

BEDROOM 1 7.16sqm

BEDROOM 2 12.64sqm

BEDROOM 3 15.4sqm

BEDROOM 4 13.65sqm

BATHROOM With newly fitted tiled facilities, rolled top bath, shower cubicle, wash basin and w.c.

OUTSIDE An extensive timber decked trade patio area provides further picnic style seating for at least another 80 covers together with a grassed children's play area and extensive car and coach parking facilities which overall amounts to some 1.32 acres (0.53 hectares). The car parking facility area has two entrances directly off the A374.

DETACHED REAR STORE BUILDING Originally understood to have been a bunk house, which has now been recently refurbished and reroofed to provide a useful storage facility extending to some 52sqm. All fitted with double-glazing throughout.

SERVICES We understand that mains water and electricity are connected to the property. Drainage is by way of septic tanks. There is an oil-fired central heating system and bulk propane gas for the commercial areas.

THE BUSINESS

TRADE is that of a **LONG ESTABLISHED FULLY LICENSED ROADSIDE DINER** which has been in our clients' ownership for the past six years, the sole reason for sale being that of retirement.

The business offers a comprehensive menu which includes breakfasts, roast lunches and a full carvery offered every day, a speciality of Sunday carveries with an average spend of around £10 per head. In addition to normal day-to-day trade, our clients cater for a variety of birthdays, anniversaries and private functions of all descriptions. The business has a huge faithful local following borne out on Trip Advisor, amongst others, which gives the business a Certificate of Excellence.

Our clients chose to close the business on Mondays and Tuesdays, opening on Wednesdays and Thursdays from 11am till 3pm and again 5pm till 9pm, and on Fridays 9am till 3pm and 5pm till 9pm, Saturdays and Sundays 9am till 9pm with last orders at 8pm. The business is run by one vendor plus one full-time assistant in the kitchen and up to twelve additional part-time staff with varied roles including kitchen assistants, waiting staff, bar, bookkeeper, etc.

As previously mentioned, this business has undergone substantial renovation and expansion during the period of our clients' ownership and we are advised that turnover now amounts to around £430,000 exclusive of VAT with excellent profits, including a gross profit margin of around 68%. Full trading accounts will be made available but only to serious prospective purchasers having viewed the premises. Our clients are also anxious to point out that there remains considerable potential to push the business still further particularly by opening longer hours and undertaking more functions.

Of further potential interest is the extensive car and coach park facility which we understand at one time had planning consent for a motel development on the lower part which has now lapsed.

This superb business and property is now offered for sale as a fully furnished trading business producing excellent profits.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office website (www.voa.gov.uk).

PRICE: FREEHOLD £595,000 SAV SOLE AGENTS

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING Our clients require that **all viewings must be arranged by prior appointment through our offices.** Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

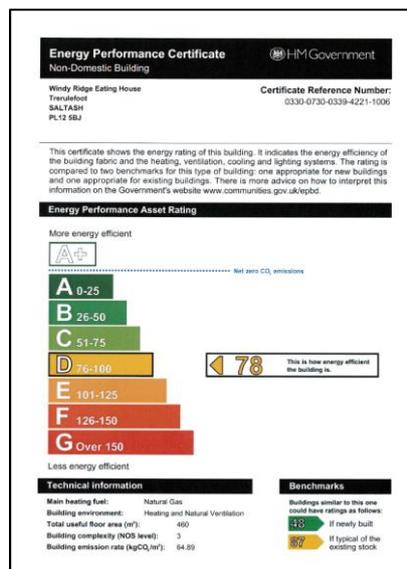
PROFESSIONAL SERVICES We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions.** Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20** (24hr answering service).

MORTGAGES Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.

LOCATION MAP



ENERGY PERFORMANCE CERTIFICATE



PHOTOGRAPHS

