

TO LET

Restaurant/Take Away (764 sq. ft, NIA)

£15,000 per annum (no ingoing/premium)

Suitable for alternative uses (subject to planning & landlord approval)

Approximately 1 mile to the nearest beach and several others nearby

Under small business rates relief threshold



Shop 1, Crossroads, St Merryn, Padstow, Cornwall, PL28 8NF

Location & Description

Shop 1, Crossroads, St Merryn, PL28 8NF

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info@philipsrogers.co.uk

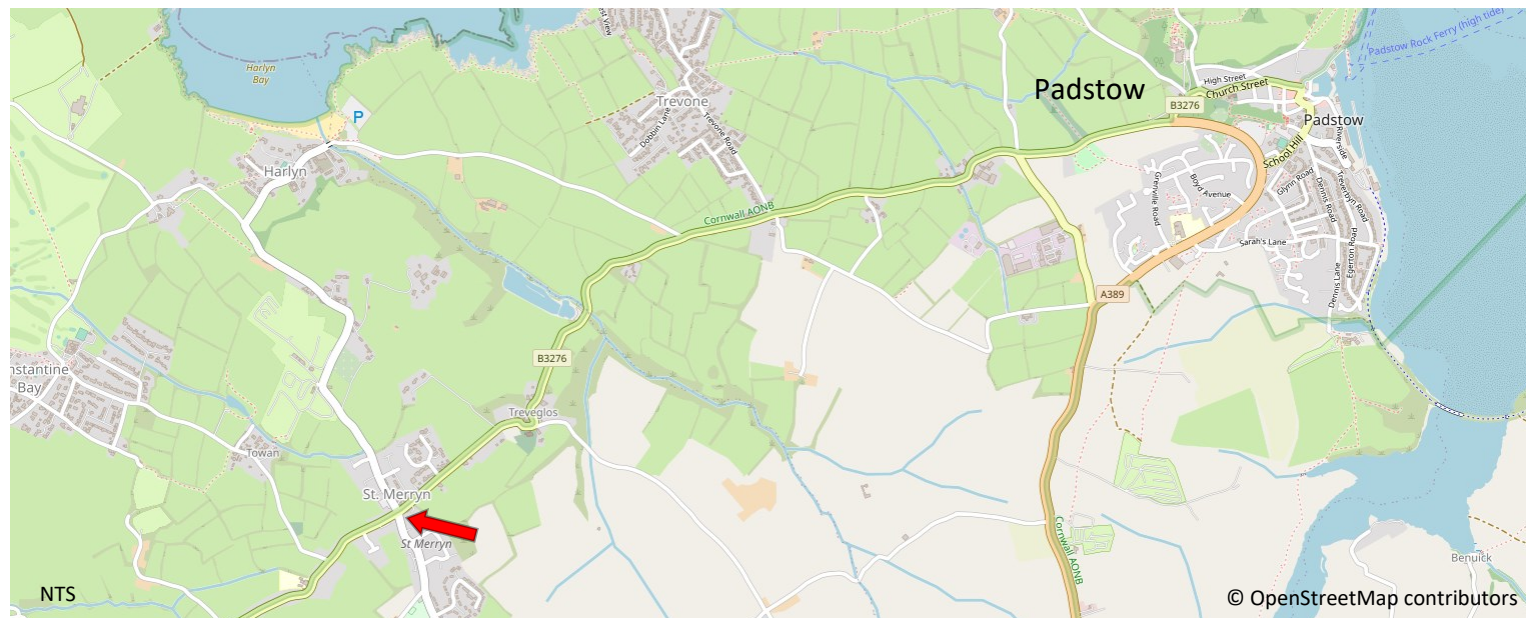
Location

Situated in the busy north Cornish village of St Merryn close to the popular harbour town of Padstow (2.5 miles) and several popular north Cornish beaches (approximately 1 mile to Harlyn). This ground floor unit is positioned in a prime location in the centre of the village. There is a surf shop, restaurants, coffee shops and cafés alongside residential and holiday properties which promote significant pedestrian footfall. There is free parking opposite the unit and in adjacent streets. The popular market town of Wadebridge with large supermarkets and chain stores is approximately 7 miles away.

Description

The building is a two storey mixed use property with two shops/restaurants under and a two bedroom flat over (the Flat and Shop 2 are let separately). The unit includes a fitted ground floor commercial kitchen (equipment not checked by Landlord), toilet and seating/bar/retail area with a partially glazed shop frontage. There is a rear access for fire escape/pedestrians (no vehicle access).

The property is understood to have been used as a restaurant in the past although the planning history is not known. Prospective tenants will be required to make their own enquires in respect of their proposed use. The property could be suitable for various uses (subject to planning consent if required).



Services

Water - The property is connected to mains water.

Electric - The property has a single phase electrical power supply.

Gas - There is understood to be mains gas to the kitchen.

Drainage - Foul water drainage is connected to the public sewer.

Internet - Broadband is understood to be available in St Merryn.

Amenities - St Merryn and the nearby town of Padstow boast the following amenities and nearby services:

Numerous independent shops and national chains, primary educational facilities and quality local restaurants and pubs. North Cornish beaches from approximately 1 mile by road (Harlyn) and the popular Camel Trail bicycle trail from Padstow to Wadebridge.

Railway services are available at Bodmin Parkway railway station (24.4 miles by road) and Newquay airport (8.5 miles by road) services international and domestic flights. The A39 can be joined at Winnards Perch (6.9 miles by road).



Accommodation

The property is accessed directly from the parking area in front of the shop. A single glazed entrance door leads to an open plan area with seating and a bar/servery leading to a lobby with toilet and kitchen off.

The kitchen is fitted out with a double stainless steel sink, worksurfaces and shelving. There is a hob with a griddle and extractor fan, a tall fridge, double stainless steel fridge, dishwasher and plate warmer (the equipment has not been tested by the Landlord (prospective tenants will be required to make their own enquiries to ensure legislative compliance).

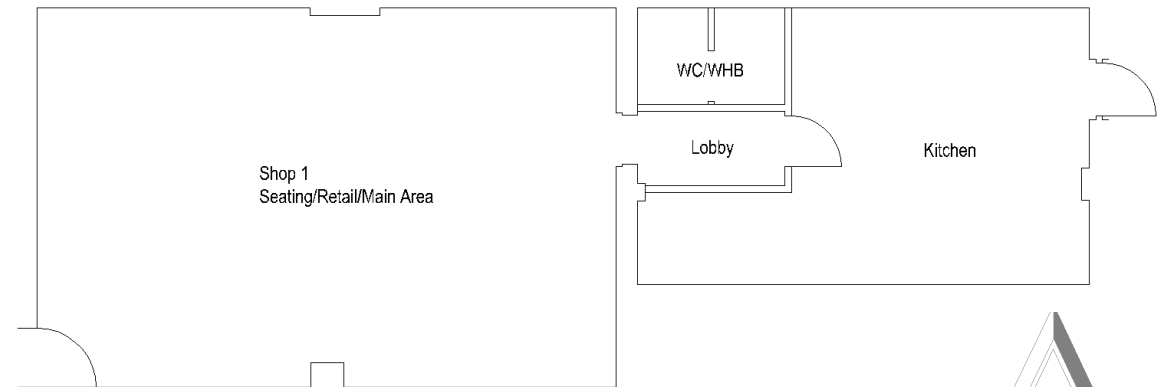
The restaurant area includes a bar with a serving hatch through to the kitchen. Four booths and tables can accommodate approx. 36 covers. The frontage of the unit is largely glazed bringing natural light in. A door to the rear of the kitchen area leads to an outside area for fire escape. No vehicle access is permitted to the rear of the premises. Free on street parking is available on surrounding streets.



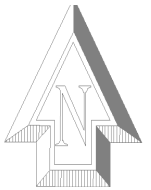
Sizes

Area Measured	Square	Square	Metres
	Metres	Feet	
Seating/Retail/Main Area	47.41	510	5.6 (max) x 8.52 (max)
Toilet/WHB (excl. from NIA)	3.09	33	1.43 x 2.16 (max)
Lobby (inc. in NIA)	2.66	29	2.16 x 1.09
Kitchen	20.88	225	6.64 (max) x 4.08 (max)
Total NIA (excludes toilet)	70.95	764	
In terms of Zone A (ITZA)	49.07	528	

Note: Areas and dimensions are approximate and are measured and stated in accordance with RICS guidance note "RICS code of measuring practice 6th Edition, May 2015". GIA is a reference to the gross internal area and NIA is the net internal area. ITZA is the area calculation in terms of Zone A (6.1m depth used).



Indicative Layout (not to scale)





Planning & Building Regulations

The property is not understood to have a recent planning or Building Regulation history as was constructed some time ago. Planning history can be viewed on the [Cornwall Council Online Planning Register](#). Interested parties will need to make their own investigations to determine whether planning consent is required for their intended use.

Legal Costs

The prospective tenant will pay the landlords reasonable legal costs in respect of the preparation of the lease. Subject to a maximum of £950 plus VAT.

Price

£15,000 per annum. **No ingoing/premium.**

Terms

The property is available on an internal repairing and insuring lease with a fixed maintenance rent of 7% plus VAT of the annual rent. The landlord will recover the cost of insurance from the tenant (premium to be confirmed). The landlord envisages a lease term of three years or more. The lease will be contracted out of the security of tenure provisions of the 1954 Landlord and Tenant Act. The Landlord might refuse or seek to control certain uses so as not to conflict with their business nearby. The property can be available with vacant possession or with equipment as seen (subject to terms).

Business Rates

The current rateable value (RV) is £10,250. The RV is as stated on the [Valuation Office Agency \(VOA\)](#) website service (effective date 1st April 2023). Information concerning how rates are calculated are available on the [Cornwall Council website](#). **Prospective tenants could be eligible for small business rates relief.**

EPC

The property has an EPC rating of "D", certificate reference number 9520-9594-3252-8253-9961, which is available to view and download online at <https://www.ndepcregister.com/>

VAT

The property is not understood to be elected for VAT and as such VAT will not be chargeable on the rent.

Rights

There will be a right for visiting customers of tenants to park in bays directly in front of the shop if and when they are available.

Subject to Contract

This brochure is for guidance purposes only and does not constitute an offer or contract. All descriptions, particulars and dimensions stated are understood to be correct, but prospective purchasers or tenants must satisfy themselves that the information is correct and not rely on the information if entering into a contract or incurring expenses.

Viewing Arrangements

Viewings are by appointment only. Contact Phil Wiltshire on:

01208 812 812

Brochure Dated 11.04.25

