



Duffy & Company

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ESTATE AGENTS, VALUERS, AUCTIONEERS & SURVEYORS

THRIVING RESTAURANT, ENGLISH HARBOUR/FALMOUTH

PREMIUM US\$150,000

NEW LEASE AVAILABLE 3 years plus option to extend by 3 years.

RENT

December to May (high season) US\$100 per day + ABST (sales tax)

June to November (low season) US\$60 per day + ABST (sales tax)

Rent includes on-site security and water. Additional **SECURITY CAMERA SYSTEM** within the restaurant

Rubbish collection: US\$100 per month (high season only)

Cooking Gas US\$2,500 per 6 MONTHS

Electricity US\$4,500 per 6 MONTHS

LIST OF EQUIPMENT:

BAR AREA: Blender Hamilton beach / Juicer machine / Cream Cappuccino Frozen machine / 2 Nespresso Lattissima / 2 Full sets for bartender / 1 Bar cooler high load capacity 2,5m / 40 glasses for drink / 50 glasses for prosecco / 50 wine glasses / 60 water glasses / 20 shots / 12 Ice buckets / coffee espresso cups 50 / cappuccino/americano cups 80 / 3 tea set /

KITCHEN AREA: 3 freezers / 3 fridges / stove 6 burners 28,000btu + Oven / Samsung pastry Oven digital double camera / Double fryer machine 20 l + 20 l / Washing machine / Dish Washing machine / big slicer blade 50cm / vacuum bag sealer machine professional / roner for sous vide cooking + container / gas grill medium size / pasta boiler 55l / sifone / kitchen aid 7,5l / Hobart for dough 15l / burger press machine / sausage stuffing machine / desk steamer / 2 kitchen wood tables / microwave / bread toaster / more than 50 pieces of cookware / more than 15 pieces of cookware for oven

RESTAURANT: 200 different and various plates for service specifically for some recipes / 250 pieces of cutlery / 130 napkins / table mats 55 / table runner water proof 15 / BOSE speakers / Sony Amplifier / Lamps / chandelier / cushions for chairs and lounge / etc etc / Wine cellar fridge /

SEATING CAPACITY:

7 TABLES for 4 persons

5 TABLES for 2 persons (VERANDA)

1 TABLE for 10 persons

1 TABLE for 8 persons

Seating for 20 persons in the lounges area (Social/wi-fi area for crew)

The average number of covers and spending per day -

Lunch - 25 covers - spend average US\$30/35 USD

Dinner - 30 covers - US\$55/65

Gross profit margins - drinks **30%** - food **70%**

The operation are 6 DAYS A WEEK BREAKFAST + LUNCH + APERATIVE + DINNER
from 8am to 11pm or later

EMPLOYEES

2 chef (US\$1,700 each per month), 1 dish washer (US\$ 650 per month), 1 bar tender (US\$800 per month), 3 waiting staff (US\$1,200 each per month)

CUSTOMER BASE: captive market from local marina (50 vessels), adjacent 20 room hotel, mega yachts, private villas owners, private villas tourists and resorts (Carlisle Bay, St. James, The inn, South Point, Yacht Club, Admirals Inn, Mill Reef, etc., etc.), ex-pats, upscale locals, outside functions including private jet catering. **Website and comprehensive mailing list.**

FURTHER INFORMATION AVAILABLE TO SERIOUS PURCHASERS

PREMIUM US\$150,000