



The Waterfront Inn

Chynance, Portreath, Cornwall TR16 4NQ

- Freehouse restaurant opportunity located overlooking Portreath Harbour and beach
- Two character bar restaurant areas 100+ covers
- Substantial open air seated area overlooking harbour and beach 100+ covers
- Owners' 3/4-bedroom accommodation
- Car parking for 30 cars

OIRO £900,000 FOR THE FREEHOLD INTEREST
TO INCLUDE FIXTURES & FITTINGS PLUS SAV





LOCATION

The Waterfront Inn is located on the harbour front of Portreath enjoying a stunning panoramic position overlooking the harbour and beach. Portreath has seen much inward investment over recent years and lies on the North Coast of Cornwall, approximately 3 miles from Redruth, 3 miles from Camborne and 12 miles from Truro.

Portreath is an expanding coastal town with many new and substantial properties being constructed. It has an all year round population, which is greatly boosted during the seasonal months by the many visitors to the area.

DESCRIPTION

The Waterfront Inn comprises an original 18th Century, two-storey granite and stone construction with later extensions, under a double pitched slate roof, outside trading areas and dedicated car parking.

ACCOMMODATION

(All dimensions are approximate)

MAIN FRONT ENTRANCE

VESTIBULE

MAIN BAR AREA (11.15m x 4.25m)

Traditional style bar area with views across the harbour to the sea. Open stone walls, fully carpeted and a pool and darts area off. Door to front outside terrace.

BAR SERVERY

Oak return servery with range of bottle coolers, cash register and Altro flooring.

GENTS TOILET

LADIES TOILET

LOUNGE BAR/RESTAURANT (9.45m x 7.25m)

Traditional style bar restaurant area with feature oak mast and pillars, open stone walls and feature Biomass open boiler. Fully fitted and equipped for 30+ covers with carvery area located off.

BAR SERVERY

Oak return counter with range of coolers, cash register, CCTV and Altro flooring.

RESTAURANT AREA (7.1m x 15.1m)

Has three separate entrances, open plan dining area with feature stone floor. Fully fitted and equipped for 100+ covers with stage area.

PASSAGEWAY

DISABLED TOILET

GENTS TOILET

LADIES TOILET

COMMERCIAL KITCHEN (6.6m x 7.45m)

Fully fitted commercial kitchen area with aluminium extraction hood, 6-burner gas range, floor-standing deep fat fryer, twin deep fat fryer, contact grill, range of stainless steel preparation tables, range of microwaves, refrigeration and ice-making machine.

WASH UP AREA

Located off the kitchen area with Halcyon commercial washer.

STAFF TOILET

OFFICE

BEER CELLAR

With cellar cooling unit.

STORE ROOM

Fitted with a range of shelving and access to front yard.



PRIVATE ENTRANCE TO OWNERS' ACCOMMODATION

KITCHEN/DINER (8.9m x 3.5m)

Range of worktops and access to flat roof.

BEDROOM 1 (3.75m x 3m)

Double, side aspect.

BEDROOM 2 (3.75m x 3m)

Double, side aspect.

BEDROOM 3 (3.4m x 3.9m)

Double, side aspect.

BATHROOM

WC, wash hand basin and bath.

OUTSIDE

To the front and side of the property lies a dedicated smoking area and extensive outside trading area, fitted and equipped for 100+ covers overlooking the harbour and beach area.

There is a car park with spaces for 30 cars.

BUSINESS

The Waterfront Inn trades as community style freehouse restaurant and has done so for many years. The business is open 7 days a week from 11am to 11pm (Mon-Sat) and 12pm to 10.3pm (Sun). The Waterfront Inn has an extremely loyal local clientele which is greatly boosted during the ever expanding seasonal months with the many visitors to the area.

ACCOUNTS

Financial information will be available to all seriously interested parties following an initial viewing.

LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council numbered W2-PREM-000243-05. *(It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)*

FIXTURES, FITTINGS & EFFECTS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

SERVICES

Services connected to the premises include mains water and electricity, oil-fired central heating, LPG for cooking. *(We would point out that no testing of any of the services has been carried out by the agent.)*

BUSINESS RATES

The property has a Rateable Value of £15,000 (VOA website 2010 list). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of C under Certificate Reference Number 0097-9448-3030-4100-8603.

TENURE

The property is available freehold.

PRICE

Offers in the region of £900,000 for the freehold interest to include fixtures and fittings plus stock at valuation.

VIEWING

Strictly by prior appointment with the Sole Selling Agents SBC Property.

The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our offices. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.

It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.



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