



WHEEL HOUSE
COURTYARD
RESTAURANT
BAR
BISTRO
COTTAGE
01273 309009

WHEEL HOUSE

Harbour Ide

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PROPERTY

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The Wheelhouse Restaurant & Guest House

West Wharf, Mevagissey, Cornwall PL26 6UJ

- A well-appointed restaurant and guest house enjoying a prime harbourside location in the picturesque village of Mevagissey, South Cornwall
- Ground and first floor restaurant areas providing approximately 64 covers; a well-proportioned guest lounge with access to a 32 cover outside terrace taking in the harbour views
- Three splendid en-suite guest bedrooms, all taking in views over Mevagissey Harbour
- A former second floor owner/manager's apartment currently utilised as storage
- Large store room with walk-in chiller and a further bin store
- An outstanding leisure and licensed business with an enviable waterside trading location taking in scenic harbour views

FREEHOLD & LEASEHOLD

PRICE £499,950 PLUS SAV

SOLE AGENT



LOCATION

The Wheelhouse Restaurant & Guest House enjoys a prime harbourside location in the picturesque village of Mevagissey, considered to be one of Cornwall's most favoured harbourside communities. This quaint fishing village is an ideal base for guests to explore some beautiful sandy beaches including Gorran Haven, Pentewan Sands and the nearby Port Mellon Cove. The popular Lost Gardens of Heligan are on the outskirts of Mevagissey and the world famous Eden Project is within approximate 10 miles.

DESCRIPTION

This outstanding licensed property has been thoroughly refurbished and improved by the current proprietors. The 64 cover restaurant, which enjoys stunning views over the harbour, briefly comprises a refurbished 26-cover ground floor restaurant with bar servery; a well-proportioned lounge area with access to a 32-cover outside terrace; an equipped commercial kitchen; a further first floor 38-cover restaurant, again taking in the beautiful harbour views; above this is a former second floor 2-bedroom owners' apartment, currently used for storage, however, the apartment could be reinstated, subject to consent and building work.

The Wheelhouse also includes three splendid en-suite guest bedrooms, all of which enjoy the harbour views. Adjacent to the property is a large store room with walk-in chiller and also nearby is a bin store.

We are sure discerning purchasers will appreciate that the Wheelhouse offers a versatile leisure business with an enviable, prime harbourside situation in one of Cornwall's most picturesque fishing villages.

For further information, interested parties are welcome to view our clients' website (www.wheelhouserestaurant.co.uk).

THE BUSINESS

The Wheelhouse Restaurant opens for morning coffees, lunches, cream teas and evening dinners. The menu is principally seafood tapas based in addition to daily specials and a range of desserts. The business is, in effect, management run, as our clients have other business interests.

In the normal manner, further detailed accounting information will be made available to seriously interested parties following an initial viewing.

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, drainage and electricity. (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 £19,250 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

ENERGY PERFORMANCE CERTIFICATE

The Wheelhouse has an EPC Rating of E under Certificate Reference Number 0994-2244-2130-5400-9803.

TENURE

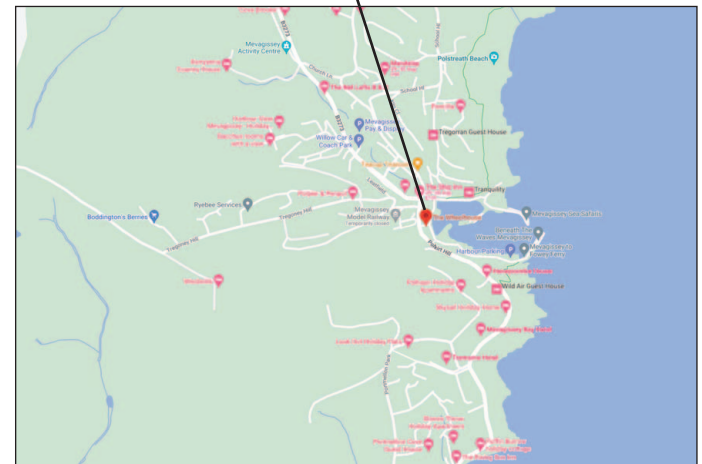
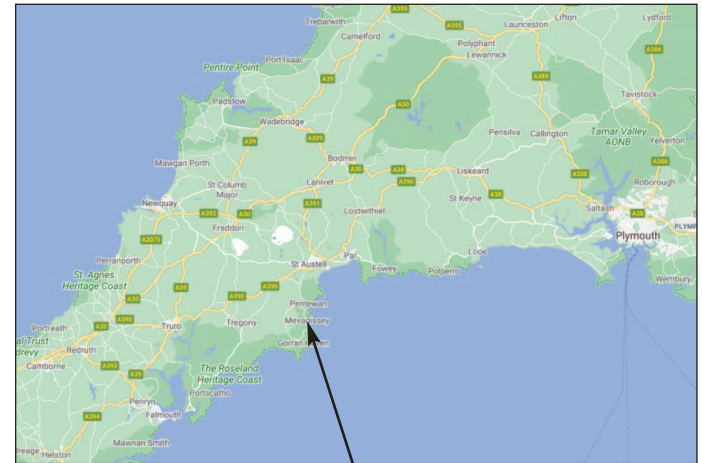
The Wheelhouse has both freehold and leasehold parts, where looking from the harbourside, the left-hand side of the property including the outside terrace, lounge and the three en-suite guest bedrooms, comprise the freehold property and the remainder on the right-hand side is held by way of a 20-year, full repairing and insuring lease from the 29th January 2019, with a three year rent review pattern at a current passing rent of £20,000 per annum.

VIEWING

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







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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.