



RESTAURANT

# ONE POLKIRT HILL RESTAURANT



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MEVAGISSEY

CORNWALL PL26 6UR



- A well-appointed restaurant enjoying a prime harbourside location in the picturesque village of Mevagissey, South Cornwall
- Newly refurbished
- Internal seating for up to 30 covers with fully equipped kitchen
- Spacious owners' 3-bedroom accommodation
- Excellent business with superb reputation
- Rating of 5 on TripAdvisor

**OIRO £59,950 FOR THE LEASEHOLD INTEREST TO INCLUDE FIXTURES & FITTINGS PLUS SAV**





## LOCATION

One Polkirt Hill is located in the centre of the harbour of the historic fishing village of Mevagissey. Mevagissey is regarded as the quintessential working fishing village located on the south coast of Cornwall. The resident population of some 5,000 persons is greatly expanded during the seasonal months with the many visitors to the area. Mevagissey also lies close to the villages of Gorran Haven and Portmellon, and close to the world famous Lost Gardens of Heligan and the Eden Project. St Austell lies approximately 5 miles.

## DESCRIPTION

The restaurant operates as a prominent bar restaurant within an end-of-terrace, two-storey construction under a pitched slate roof.

## THE BUSINESS

The business has only operated for circa one year after extensive refurbishment and re-equipping and is only available due to a change in owners' personal circumstances. Although only trading for circa 12 months, the restaurant has achieved a Rating of 5 on TripAdvisor.

## ACCOUNTS

Limited financial information will be made available to prospective purchasers following an initial viewing appointment.

## SERVICES

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

## FIXTURES & FITTINGS

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.

## BUSINESS RATES

The property has a Rateable Value of £9,300 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

The residential element has a Council Tax Band B under Reference Number 16265253001000.

## LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council. (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.)

# ACCOMMODATION (Areas are approximate)

## MAIN ENTRANCE

### RESTAURANT/BAR (6.15m x 3.8m)

Stylish restaurant area with brick-faced bar counter, tiled and refurbished throughout with open beam ceiling. Fully fitted and equipped for 10+ covers.

### LOWER RESTAURANT AREA (4m x 5.1m)

Similar decorated restaurant area. Fully fitted and equipped for 20+ covers.

## GENTS TOILET

## LADIES TOILET

## STORE ROOM

### COMMERCIAL KITCHEN (5m x 2.85m)

Newly equipped kitchen area with extraction system, Lincat 6-burner range, Parry twin deep fat fryer, hot cupboard, microwave, Polar three counter refrigerator, Polar upright refrigerator and stainless steel sink with Halcyon dishwasher. Door leading to yard.

## EXTERNAL STAIRWAY TO FIRST FLOOR ACCOMMODATION

## MAIN ENTRANCE

## PASSAGEWAY

## STORE AREA

With hardwood floor.

## BEDROOM 1

Front double.

## KITCHEN

Fully equipped with a range of worktops, hob, oven and ice machine.

## CUPBOARD

## SITTING ROOM

Fully carpeted.

## BATHROOM

WC, bath and shower.

## STAIRWAY TO SECOND FLOOR

## BEDROOM 2

Double.

## BEDROOM 3

Double.

## OUTSIDE

Directly to the front of the property lies the main thoroughfare through the centre of Mevagissey. To the side of the property lies access to predominantly residential area.

# ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of B under Certificate Reference Number 4313-8833-7198-4773-5945.

## TENURE

The premises are held on a protected 15-year lease from a private landlord dated 3rd April 2023, on fully repairing and insuring terms at a passing rent of £30,000 per annum.

## PRICE

Offers invited in the region of £59,950 for the leasehold interest to include fixtures and fittings, plus stock at valuation.

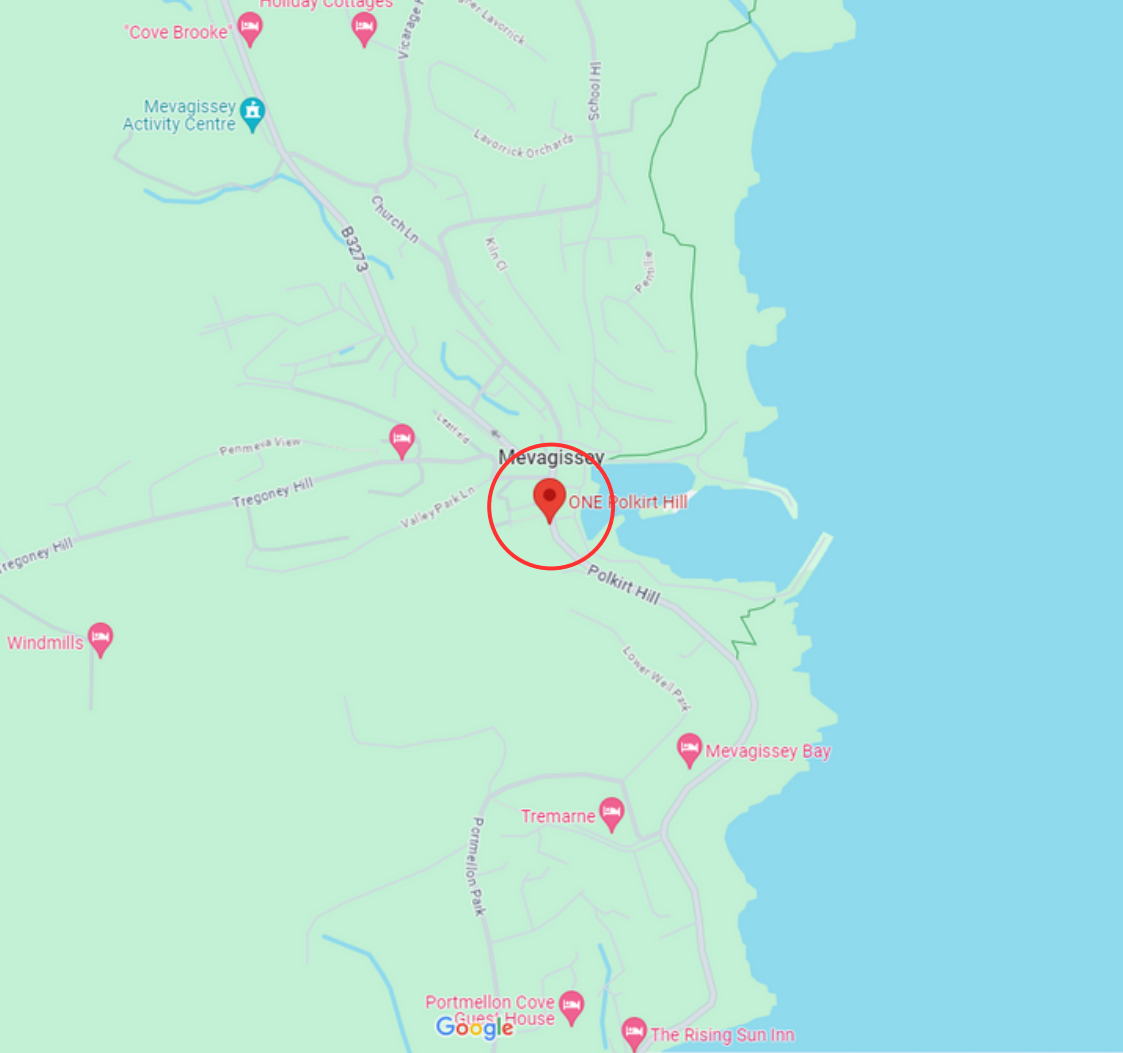
## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

SBC Property  
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Falmouth Road  
Truro  
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## CHARTERED SURVEYORS

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