







OIEO £1,250,000 FOR THE VIRTUAL FREEHOLD

SOLE AGENT



THE COVE BAR & RESTAURANT
MAENPORTH BEACH
FALMOUTH
CORNWALL TR11 5HN



- Outstanding bar restaurant in a unique idyllic waterside location commanding one of Cornwall's most beautiful sea views over Maenporth Beach and across Falmouth Bay
- Modern bar/restaurant space 175+ covers in total
- Expansive al-fresco dining space with the benefit of sliding glass doors to the front elevation and retractable roof
- Additional fully decked beachside sun terrace
- Car parking for 20+ cars





LOCATION

The Cove Bar & Restaurant, known as one of Cornwall's most popular bar restaurants and occupies a unique and stunning location overlooking the beautiful beach at Maenporth, located close to Falmouth (approx 2-5 miles). Falmouth is located on the south coast of Cornwall and is known internationally for its famous harbour and dock area. Falmouth has gained immensely from the National Maritime Museum located on the harbour front and the growing student population located at nearby Falmouth & Tremough Campus.

The Cove Bar & Restaurant lies close to the shoreline of Maenporth Beach and offers uninterrupted views across Falmouth Bay and offers a unique dining experience, whether it be Al Fresco or otherwise.

DESCRIPTION

The Cove Bar & Restaurant comprises a single-storey operation within the Maenporth Estate constructed in the 1980s and comprises a ground floor bar restaurant with ancillary accommodation and outside terrace together with car parking to the front of the property. In essence, a stylish restaurant in a modern building overlooking the beach, cove and St Anthony Head.

THE BUSINESS

The Cove Bar & Restaurant trades as fully licensed and quality bar restaurant operation and has traded for circa 20+ years. The business is open five days a week during the quiet seasons and seven days during the busier seasonal months. Therefore, the opportunity exists to immediately boost revenue by increasing current trading hours. The business enjoys an extremely loyal local following which is enhanced during the seasonal months by the many visitors to the area.

ACCOMMODATION

MAIN ENTRANCE VESTIBULE (3.0 X 2.45M)

MAIN BAR AREA (15.25 X 6.70M)

Expansive contemporary style bar dining area with compass motif on Spanish style tiled floor. Fully fitted and equipped for 25+ covers. Feature fireplace with adjacent lounge seating area. Sea views.

BAR SERVERY

Double return counter equipped with two bottle display refrigerators, glass washer and Simonelli coffee machine. Altro flooring.

FRONT DINING AREA NO.1 (6.0 x 4.5m)

Fully fitted and equipped for 25+ covers. Glass fronted opening into glass room area and in turn onto sun terrace. Uninterrupted sea views. Additional landscape window to side elevation with views over lake and adjoining countryside.

BAR DINING AREA NO.2 (6.0 x 4.5m)

Fully fitted and equipped for 25+ covers. Glass front opening into glass room area and in turn onto sun terrace. Uninterrupted sea views.

GLASS ROOM DINING AREA (15.25 x 5.5m)

Versatile outdoor space comprising modern dining area with sliding glass doors to the full front elevation with a three-part retractable roof to provide all year round dining for 50+ covers with uninterrupted sea views.

OUTDOOR SUN TERRACE (19.5 x 4.0m)

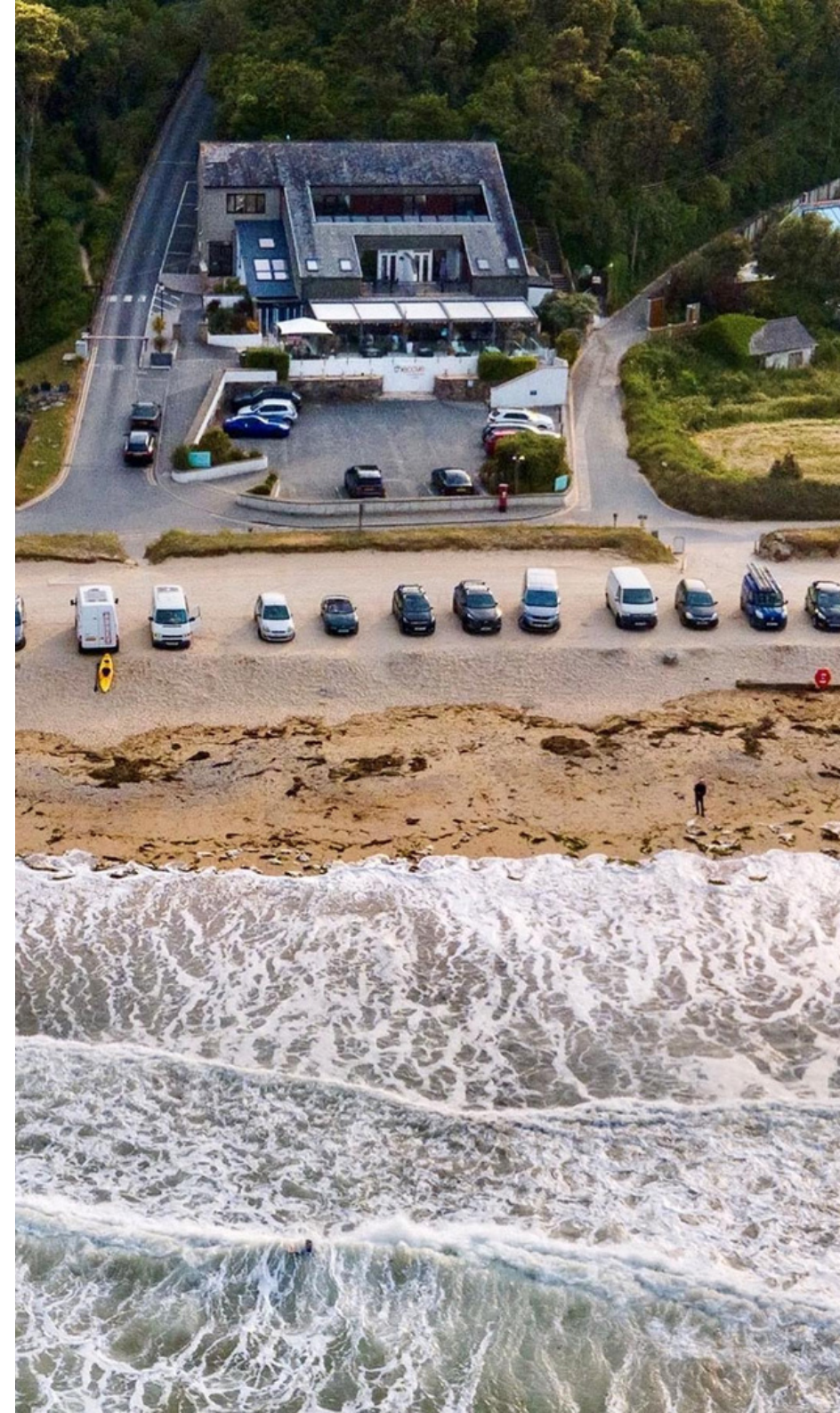
Dining outdoor area with seating for 50+ covers including a timber framed gazebo.

OUTDOOR SUN TERRACE (19.5 x 4.0m)

Dining outdoor area with seating for 50+ covers including a timber framed gazebo.

SIDE ENTRANCE

Equipped with sliding doors and reception area.



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PASSAGEWAY TO TOILETS**DISABLED WC**

WC, wash hand basin and baby change unit.

LADIES WC

Two wcs and two wash hand basins.

GENTS WC

Two urinals, wc and wash hand basin.

OFFICE

Office area equipped with CCTV system.

COMMERCIAL KITCHEN (10.45 x 3.0m)

Quality fitted and refurbished commercial kitchen with two 6-burner Razer Cook stoves with ovens; Lava rock grill; Blue Seal twin fryer; Rational steam oven; counter refrigerators; range of stainless steel serveries and shelving. Falcon salamander grill; central stainless steel worktop gantry hot cabinet. Wash up area located off with Winterhalter dishwasher. Altro flooring.

PREP/STORE AREA (8.5 x 2.3m)

Equipped with a range of counter refrigerators and expansive stainless steel preparation counters with additional dry store.

STAFF WC**STAFF ENTRANCE**

Fully equipped entrance and delivery area equipped with walk-in refrigerator and freezer.

OUTSIDE REFUGE/RECYCLING AREA**CAR PARKING**

Tarmacadam car parking for 20+ cars.



ACCOUNTS

Financial information will be made available to prospective purchasers 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 with LPG gas 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 £25,500 (VOA website 2023 list). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

LICENCE

The property has the benefit of a Premises Licence issued from Cornwall number 00074/05. (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.)

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C under Certificate Number 0920-0438-2059-9605-3002.

TENURE

The property is held by way of a virtual freehold expiring 1st May 3003 and is free-of-tie.

PRICE

Offers are invited in excess of £1,250,000 for the virtual freehold interest.

VIEWING

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

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

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 office. 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.



CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 **277397**
F: 01872 **223342**
E: Jeremy@sbcproperty.com

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