



THE WHEELHOUSE RESTAURANT



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WEST WHARF, MEVAGISSEY, CORNWALL PL26 6UJ

- A well-appointed licensed restaurant enjoying a prime harbourside location in the picturesque village of Mevagissey, South Cornwall
- Ground and first floor restaurant areas providing approximately 64 covers
- Splendid views over Mevagissey Harbour
- A former second floor owner/manager's apartment currently utilised as storage
- Enviably waterside trading location taking in scenic harbour views



LEASEHOLD GUIDE PRICE £50,000 PLUS SAV SOLE AGENT



LOCATION

The Wheelhouse Restaurant 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; 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 Wheel House has access to a large store room / bin store. We are sure discerning purchasers will appreciate that the Wheelhouse enjoys a 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

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).

TENURE

The property 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.

EPC

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



RENT

£20,000 per annum.

GUIDE PRICE

£50,000 PLUS SAV

VIEWING/FURTHER INFORMATION

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

SBC Property

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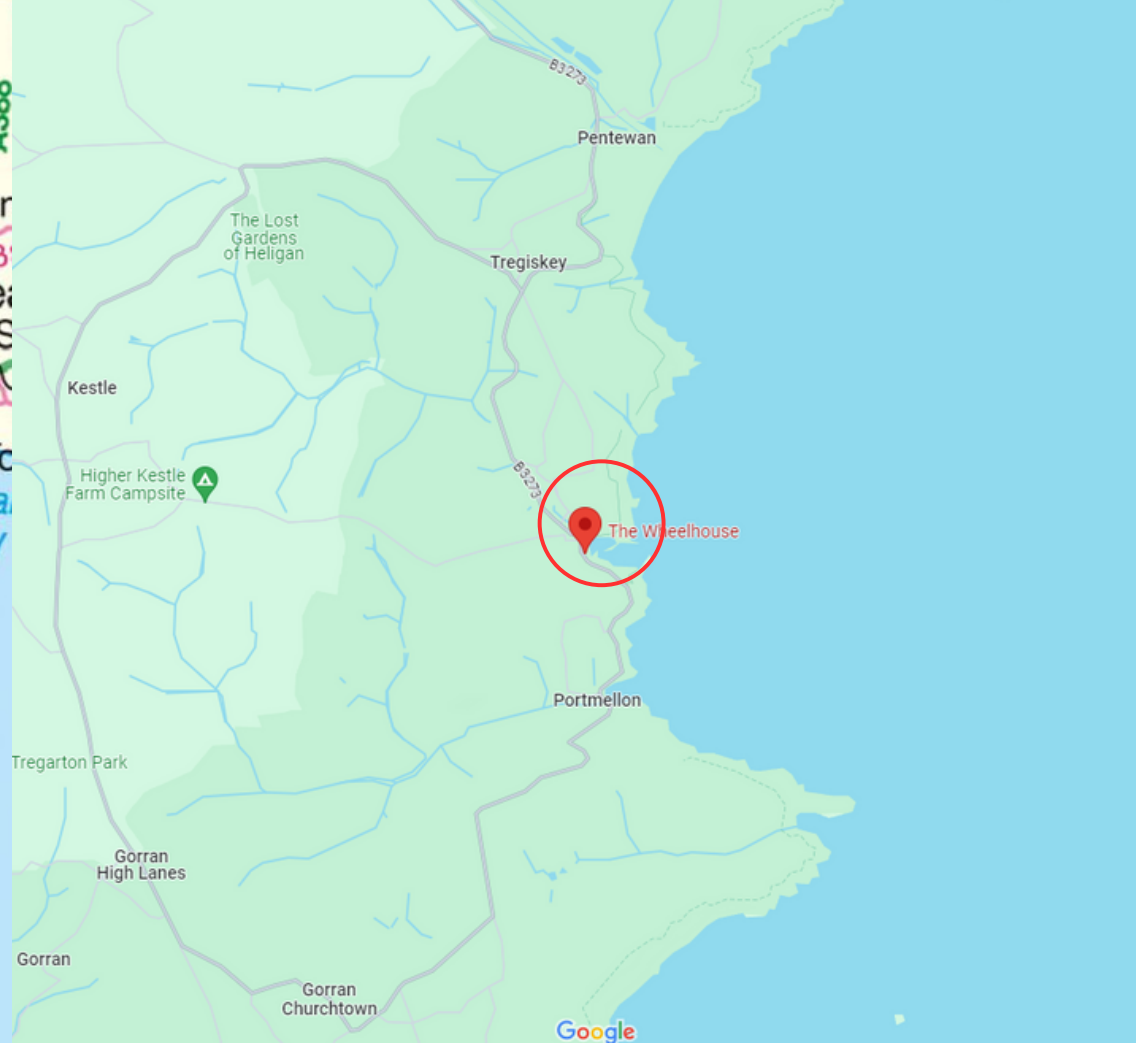
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The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us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



CHARTERED SURVEYORS

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