



SURF SCHOOL & SHOP

SEVEN





THE BEACH RESTAURANT

SENNEN COVE

NR PENZANCE

CORNWALL TR19 7BT

- A rare opportunity to own a beachside restaurant and bar in Sennen Cove, West Cornwall, nestled alongside one of the South West's most popular beaches
- High-quality bar and restaurant spaces with outdoor terraces, accommodating over 200 covers
- Prime location overlooking Whitesands Bay, offering breathtaking views across the Cove and beyond to Cape Cornwall
- Close to international visitor attractions such as Land's End (~1 miles), Porthcurno and the Minack Theatre (~4 miles)
- Features a spacious, well-equipped commercial kitchen and preparation area



OIRO £49,950 FOR THE LEASEHOLD INTEREST

LOCATION

The Beach Restaurant, Sennen Cove is an outstanding opportunity to acquire a beautifully presented bar restaurant on a beachside/coastal location on the ruggedly beautiful western tip of Cornwall close to Land's End (1 miles approx) and Penzance (9 miles).

Sennen Cove is a small coastal village in the parish of Sennen, Cornwall and attracts approximately 200,000 to 300,000 visitors per year, mainly during the seasonal months. The South West Coast Path also passes through Sennen Cove.

DESCRIPTION

This exceptional restaurant facility, built approximately 20 years ago by our client, is a single-storey property featuring a wood and steel frame construction, predominantly composed of stone and wood, under a multi-pitched tile roof. The exterior terrace provides breathtaking views of Whitesands Bay and can accommodate over 200 guests.

Inside, the bar area features comfortable sofas and a woodburner fire for the colder months, along with a large pool table. A central skylight enhances the natural light within the building, complemented by windows along the exterior walls. The premises also include an office/staff WC, three storage rooms, and a large cellar, all located conveniently behind the kitchen area, ensuring easy accessibility and ample storage space.

THE BUSINESS

The restaurant facility is not currently trading and is immediately available. It has successfully traded for 20 years as a family friendly venue accessible for all to enjoy at this enviable beachside location.

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 £26,500 (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 Council numbered PL100027. (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 VIA CAR PARK

MAIN BAR RESTAURANT (6.75 x 15.75m)

Contemporary style bar restaurant area with superb views over Sennen Cove. Feature atrium and log-burning stove, slate floor, fully fitted and equipped for 90-covers.

BAR SERVERY

Wood frame long counter equipped with a range of bottle coolers, commercial coffee machine, ice machine and glass washer.

COMMERCIAL KITCHEN (11.35 x 3.25m)

Modern commercial kitchen area recently restored and fully equipped with Weyroc cladding and Altro flooring. Equipped with three Pitco double floor-standing deep fat fryers, Blizzard blast chiller, Lincat Rational oven, extraction hood, microwaves and range of stainless steel preparation tables.

REAR PASSAGEWAY

Leads to the front of house and provides external access around the rear of the kitchen to the terrace.

REFRIGERATION ROOM (4 x 3m)

Equipped with Zanotti walk-in refrigerator and deep freezers.

STORE ROOM / BAKERY

Plumbed space for flexible use as either bakery / food preparation area or store (3 x 3m).

STORE ROOM/BOILER ROOM

OFFICE, LAUNDRY & STAFF WC

OUTSIDE FRONT TERRACE

Extensive terrace area with a fully range of relaxed seating and equipped for 100+ covers with framed roof canopy.

TERRACE BAR SERVERY

Long servery with a bespoke resin bar top created by Jackson Higgs, local surfer.

BEER CELLAR

Cellar cooling unit and wine store.

There are three public car parks in close proximity to the beach complex; one adjacent to the restaurant (~200 spaces), Sennen Harbour car park (~80 spaces) and an overflow facility in the field at the top of Cove Hill with access to the beach via path and steps.

Two car parking spaces will be available for the successful tenant, and the option to negotiate the use of spaces in the car park at the top of the hill for employees at discounted rates.





ENERGY PERFORMANCE CERTIFICATE

An EPC Certificate is to be commissioned.

TENURE

The restaurant facility is available on a new 15-year lease, let on fully insuring terms with shared responsibility for repairs at an asking rental of £75,000 per annum. Further details on application.

ACCOUNTS

No financial information is available.

PRICE

Offers invited in the region of £49,950 for the new leasehold interest.

VIEWING/FURTHER INFORMATION

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

SBC Property

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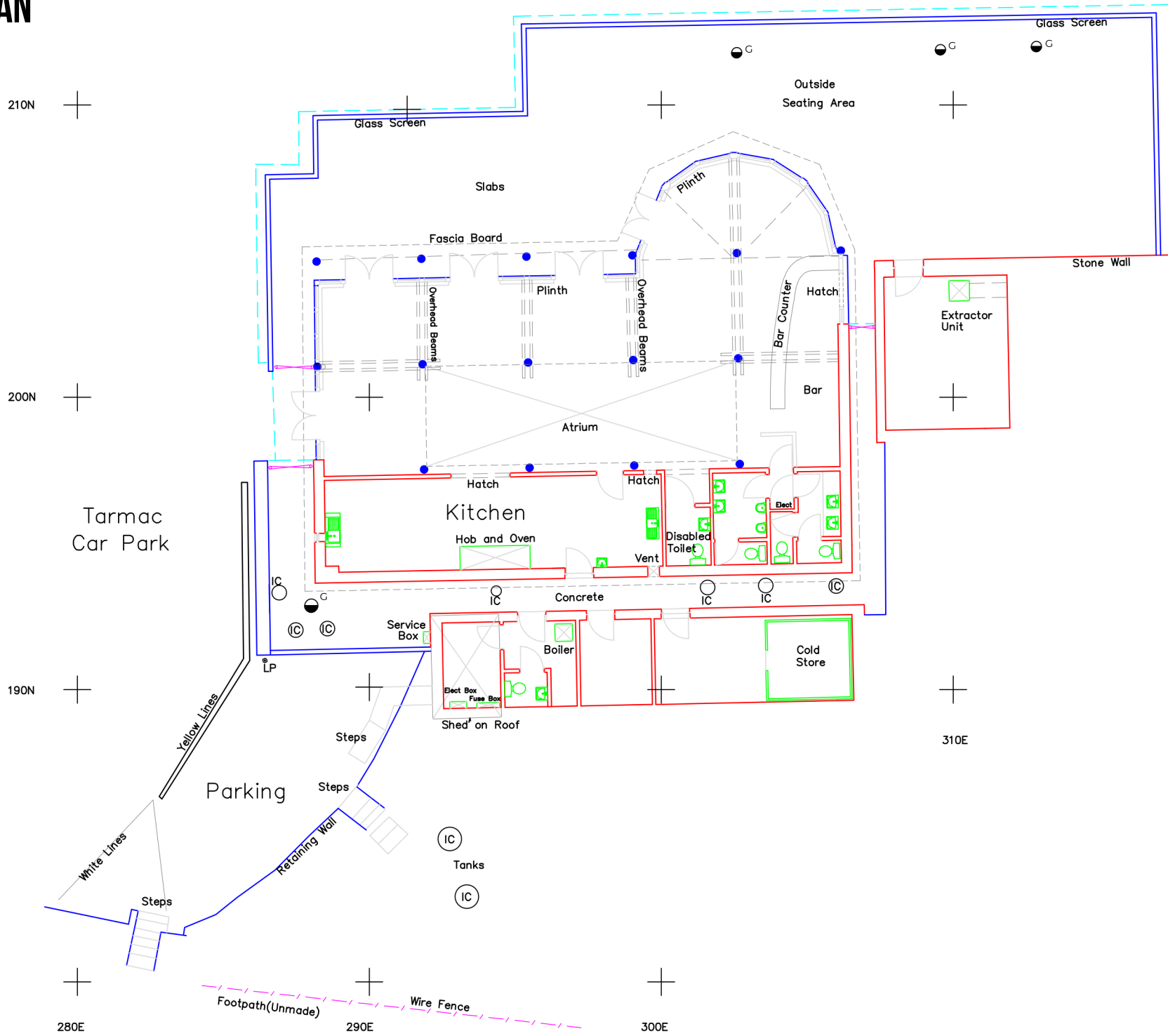
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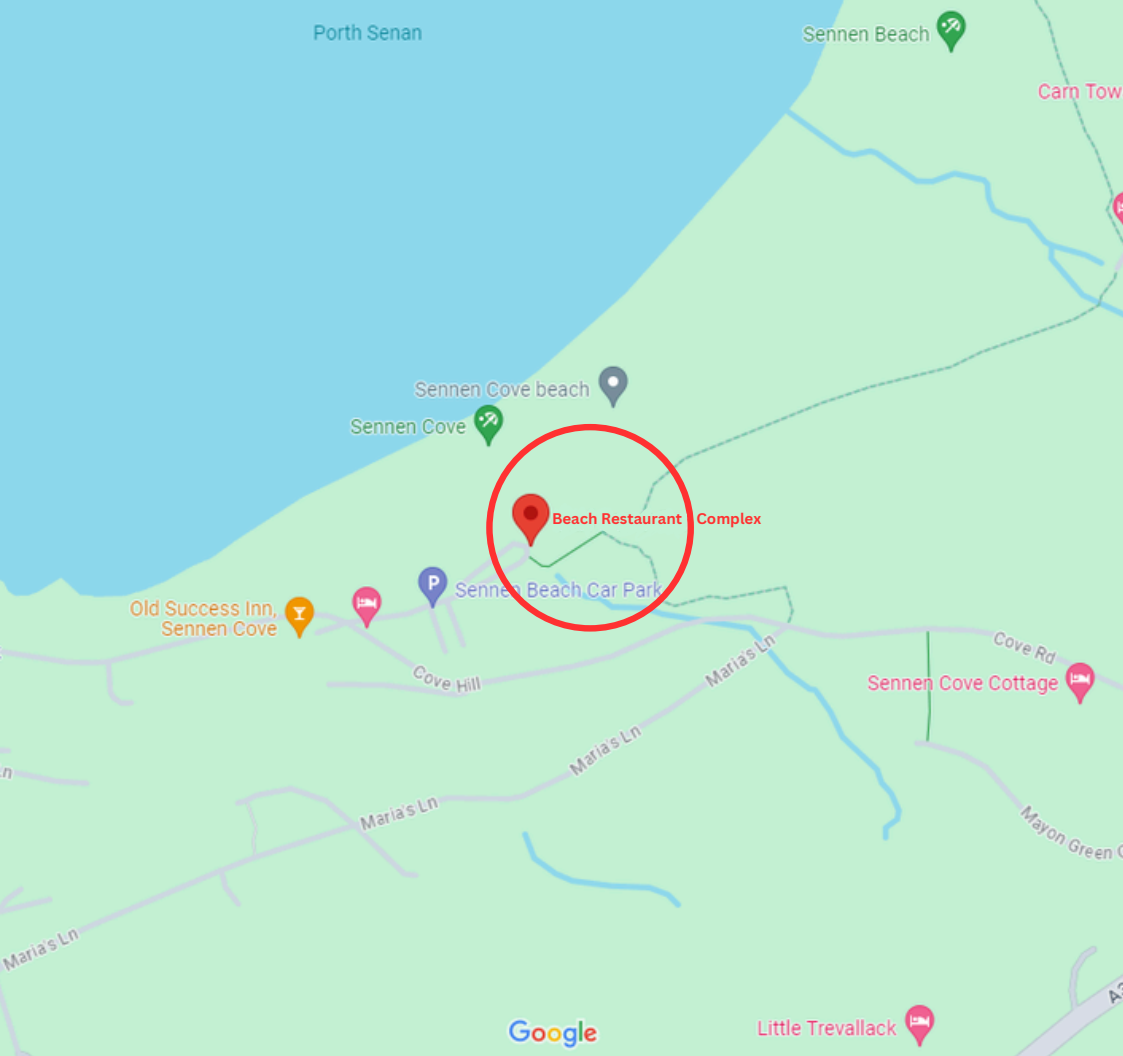
FLOORPLAN





VIEW FROM THE TERRACE





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