



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](http://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

Daniell House

Falmouth Road

Truro

Cornwall TR1 2HX

**FAO :** **Jeremy Beeching**

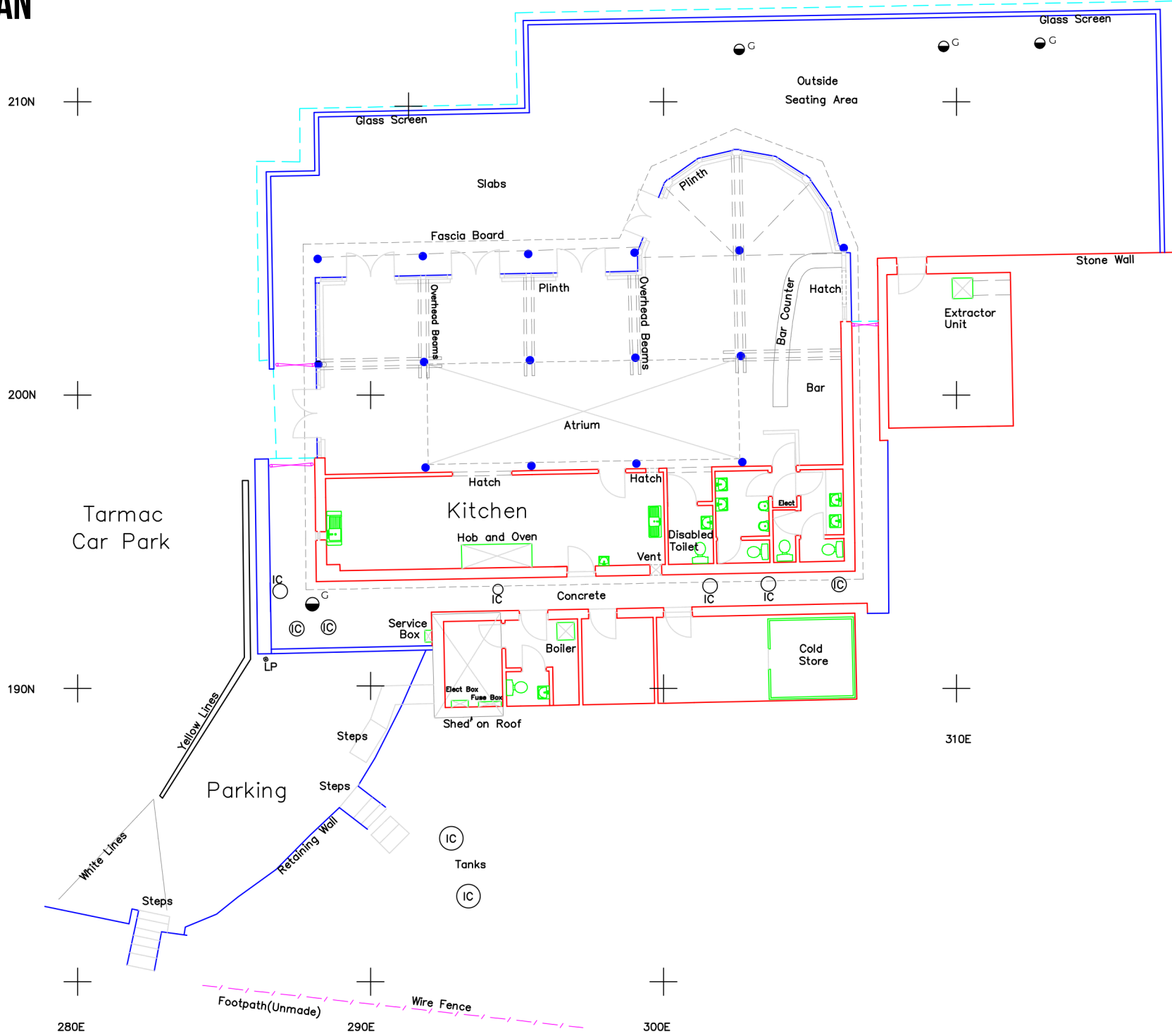
**TEL :** **01872 277397**

**EMAIL:** **Jeremy@sbcproperty.com**

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.



# FLOORPLAN





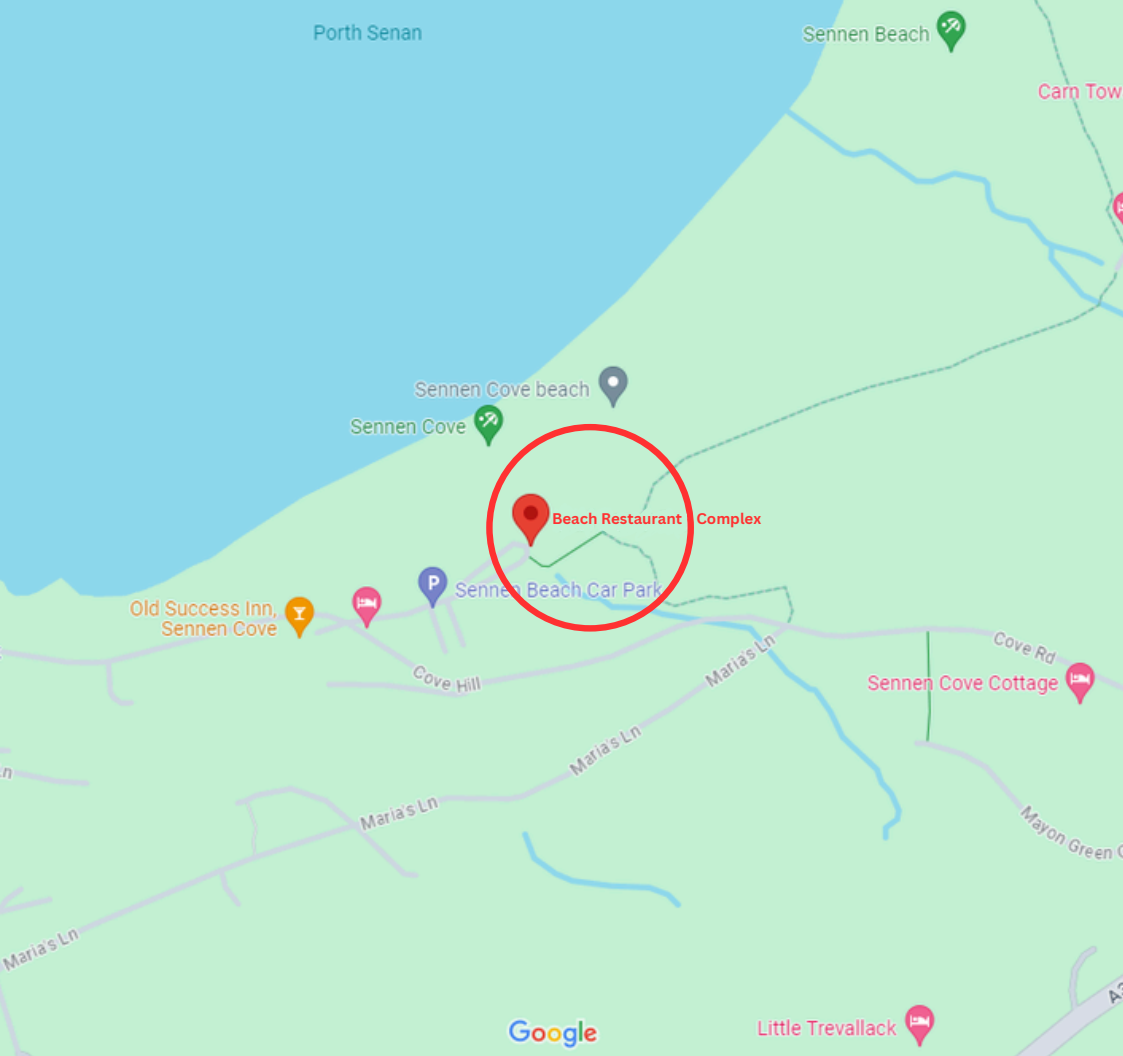




VIEW FROM THE TERRACE







**CHARTERED SURVEYORS**

**COMMERCIAL, LICENSED & LEISURE  
PROPERTY CONSULTANTS**

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

T: 01872 **277397**

E: [Jeremy@sbcproperty.com](mailto:Jeremy@sbcproperty.com)

E: [enq@sbcproperty.com](mailto:enq@sbcproperty.com)

*SBC Property is the trading name of Scott Burrige Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burrige Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burrige Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.*

*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. 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.*

