



THE DEAD FAMOUS BAR RESTAURANT

8 - 10 BEACH ROAD

NEWQUAY

CORNWALL TR7 1ES

- Outstanding bar restaurant opportunity, prominent town location
- Bar restaurant areas with first floor restaurant overlooking Towan Beach
- Excellent location with outside trading area

OIRO £100,000 FOR THE NEW LEASEHOLD INTEREST TO INCLUDE FIXTURES & FITTINGS PLUS SAV





LOCATION

Newquay is Cornwall's premier tourist resort and has a resident population in the order of 20,000 persons and this is significantly enhanced during the seasonal period with large numbers of tourists attracted to its beaches, coastline and good access to other Cornish attractions.

The town is equidistant between Lands End and Devon and is accessed via the A392 and is positioned approximately 15 miles north of the cathedral city of Truro, 22 miles from Rock and Padstow with Bodmin and the A30 within 20 miles. It has the benefit of a branch line rail connection linking with the main line at Par where services are offered to London Paddington with a journey time of approximately 4 1/2 hours. Newquay also houses the principal airport for Cornwall offering regular flights to London and other UK airports as well as a number of European destinations.

Newquay's growth in popularity is due to the huge interest in surfing together with budget internal flights to Cornwall Airport Newquay from London and beyond which has greatly increased the popularity of the restaurant and is also accessed via Great Western Railways.

The Dead Famous bar restaurant is located in the main licensed circuit of Newquay on Beach Road overlooking Towan Beach with extensive sea views and lies below Fore Street, the main thoroughfare through the town. Other venues located nearby include Walkabout, Sailors Pub/Club, Central Inn and the Slug & Lettuce. It also lies close to the tourist attraction of the Blue Reef Aquarium.

DESCRIPTION

The Dead Famous bar restaurant is located within a linked end-of-terrace, two-storey property of concrete under a pitched slate roof. The original building dates from the mid-19th Century.

ACCOMMODATION (Areas are approximate)

WALKWAY TO MAIN ENTRANCE

MAIN BAR AREA (8.15m x 5.95m)

Extensive bar area with wood floor, range of tables and chairs. BAR SERVERY Long return stainless steel counter equipped with a range of bottle refrigerators, two cash registers, glass washer, ice-making machine and Altro flooring.

BEER CELLAR

Located off bar area.

MAIN VENUE (8.55m x 5.52m)

Extensive function area with a range of bench seating, table and chairs for 30+ covers and DJ console.

STAGE AREA

Fully equipped stage with KV2 sound system, light system and Optima screen.

STAINLESS STEEL STAIRWAY TO

MEZZANINE/BALCONY

OFFICE

STAIRWAY TO FIRST FLOOR

RESTAURANT AREA (5.5m x 8.6m)

Fully fitted and equipped restaurant area for 20+ covers with wood floor.

COMMERCIAL KITCHEN (3.67m x 3.25m)

Galley style kitchen, fully fitted and equipped with aluminium extraction hood, gas grill, 4-ring hob unit, range of deep fat fryers, stainless steel sink and Altro flooring.

LADIES WC

GENTS WC

OUTSIDE

To the front of the property lies an outside trading area for 10/20 covers.

THE BUSINESS

The Dead Famous bar restaurant has traded for a number of years as a quality late-night bar restaurant in this superb and prominent location. The business is open seven nights a week throughout the year from 12pm to 4am Monday to Saturday and 12pm to 8pm on Sunday and is extremely popular with a loyal and local clientele and boosted by the main visitors to the immediate area in the seasonal months.

ACCOUNTS

Financial information will be made available to seriously interested parties following an initial viewing.

SERVICES

Services connected to the premises include mains water, drainage, gas and electricity. (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 £35,500 (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. (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

EPC Rating : B

Certificate number : 1483-5224-0923-6459-3589

TENURE

The property is offered on a new 10-year lease with an asking rental of £50,000 per annum and full landlord and tenant protection.



PRICE

Offers invited in the region of £100,000 for the leasehold interest to include fixtures and fittings and stock at valuation.

VIEWING/FURTHER INFORMATION

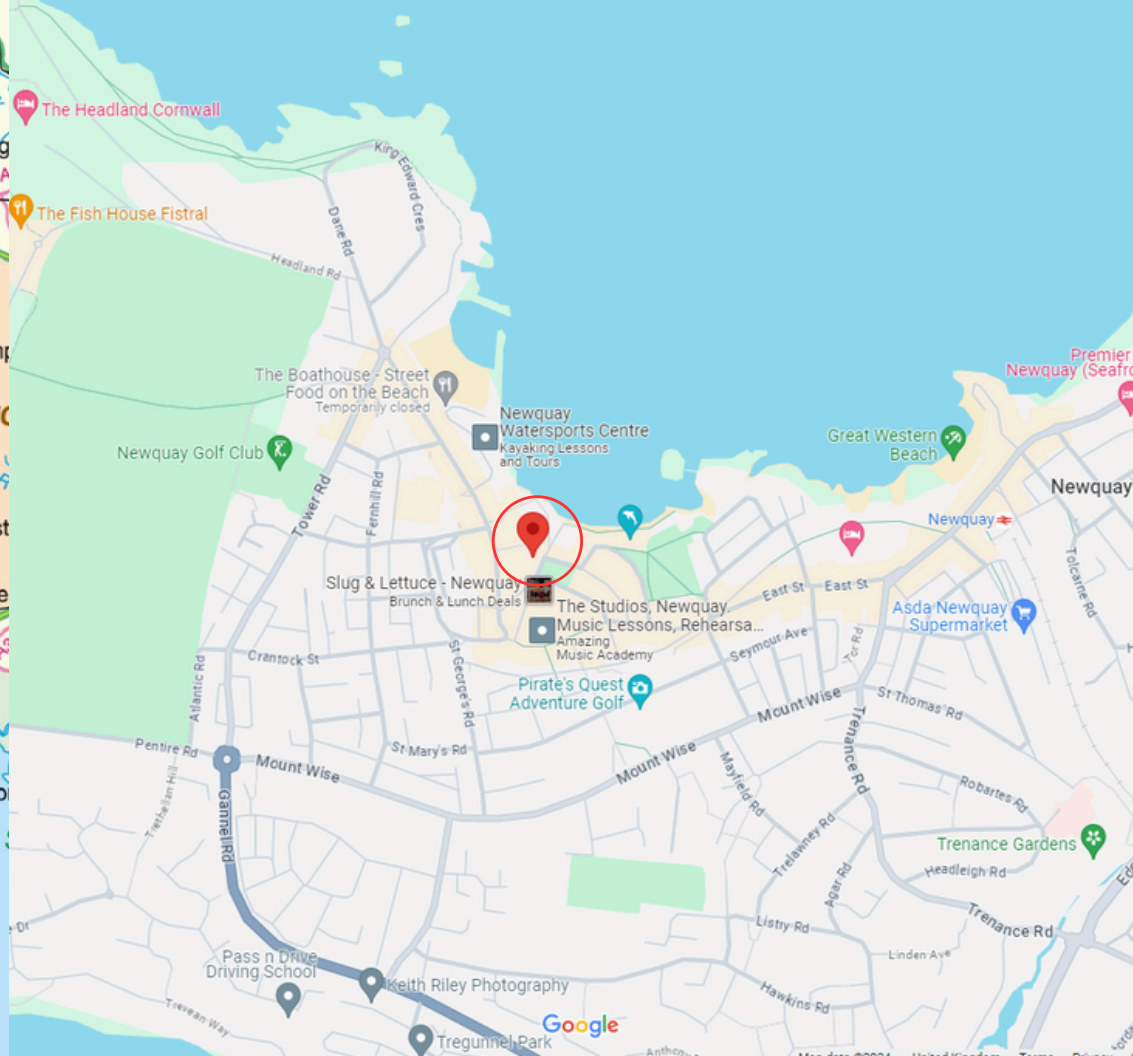
Viewing strictly by appointment with SBC Property the sole selling agents.

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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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