



AT PIZZA.  
RINK BEER.

**THE SHIPWRECK TREASURE MUSEUM  
THE MERCHANTS OF CHARLESTOWN  
QUAY ROAD  
CHARLESTOWN  
ST AUSTELL PL25 3NX**

- Award winning attraction centred on the historic collection of maritime and shipwreck artefacts, the largest on public display in the UK
- The artefacts that number 7,000 + are from well known losses such as the Mary Rose, Titanic, Lusitania and the Royal Charter
- Included are displays covering hundreds of years of maritime history including the Royal Yacht Britannia, Admiral Nelson and HMS Victory
- Exhibition space includes the current exhibition "The Legacy of Shackleton" co-produced with the Royal Geographic Society
- Extensive bar restaurant for 100 covers with balcony and outdoor trading area, retail shop unit and ice-cream café takeaway with extensive decked area overlooking the historic Charlestown Harbour with a unique viewing platform



**OIRO £1,950,000 FOR THE FREEHOLD INTEREST**

## LOCATION

The Shipwreck Treasure Museum/Merchants of Charlestown is situated on Quay Road, Charlestown. Charlestown is located on the south coast of Cornwall, approximately two miles from St Austell, 14 miles from Truro, 39 miles from Plymouth and approximately half an hour plus from Cornwall Airport Newquay.

Charlestown Harbour is centred around the late Georgian working port which was built in the 18th Century by Charles Rashleigh to export copper for the Cornish mining industry and to import coal. Latterly, it was used for the export of China Clay.

The Harbour and port remains unspoiled and retains much of its Georgian character with the many residential houses and commercial properties nearby. Indeed, this unique combination has led to it proving a popular location for film and television companies filming the likes of Poldark and Doctor Who.

Charlestown has a resident population of some 3,000 persons and is extremely popular as a tourist destination with regard to the 5,000,000 tourists who visit the county each year. It has thriving primary and secondary schools, pubs, restaurants and shops. In 2006 Charlestown was described as part of a World Heritage Site covering the important mining sites of Cornwall and West Devon.

The entire site comprises 1,326 sq m or 14,272 sq ft. Total site area 0.1477 hectares or 0.365 acres.

## DESCRIPTION

The Shipwreck Treasure Museum was constructed from a 19th Century China Clay Store which has been substantially reconfigured, refurbished and rebuilt in the early 1980s to provide accommodation for this intriguing attraction. The building is detached, of solid stone with block extensions, timber clad under a natural slate roof with single storey extensions. The property is not Listed but lies within a Conservation Area.

The Shipwreck Treasure Museum comprises a series of themed bays displaying a wide and varied range of shipwreck artefacts from many centuries with a retail shop unit, takeaway café and a lower ground floor level comprising tunnels and further displays. At first floor there is restaurant currently occupied by Rebellion, with balcony, offices and stores. There are also additional store office areas.

## THE BUSINESS

The Shipwreck Treasure Museum/Merchants of Charlestown previously operated as the Shipwreck Museum and has been insitu for nearly 50 years. The business offers a unique and quintessential attraction, maintaining the largest collection of maritime artefacts and memorabilia in the UK.

The Shipwreck Treasure Museum is open all year round. Further details can be found on our clients' website. In addition, the centre provides a bar restaurant which is separately leased which is open all year round, mainly evenings only.



# ACCOMMODATION (Areas are approximate)

## MAIN ENTRANCE

### RETAIL AREA (6.45 x 12m)

Extensive range of souvenirs and gifts.

### EXHIBITION/MUSEUM AREA (750 sq m / 8,000 sq ft)

The Shipwreck Treasure Museum comprises a series of themed display bays displaying a wide and varied interesting range of shipwreck artefacts from centuries with these individual capsules and bays have dedicated separate themes which include the Mary rose, Titanic, Lusitania, diving history, world wars, Men O'War, historic wrecks and East India Company to name but a few. The exhibits are approximately 7,000+ of historic artefacts, Pieces of Eight, pewter plates, utensils, coins of all countries and denominations, bells, decanters, ingots of lead, copper and tin, shot and shell weapons, life jackets, rafts, crockery, telescopes, scrimshaw, jewellery, cannon, letters, posters, photographs. A full inventory of the museum exhibits can be made available to seriously interested parties following an initial viewing.

All the exhibits were declared to the Receiver of Wreck at the time of recovery or else during the national Wreck Amnesty period some years ago.

Since UNESCO have banned diving on all shipwrecks up to 200 miles offshore, this collection is unique and practically impossible to duplicate.

Underneath the Museum and Exhibition area, the original tunnel system used to transport the China Clay to the dockside has been retained as a unique feature and has incorporated Christmas lights feature for December and January. At the end of the tunnel is a viewing platform overlooking Charlestown Harbour.

Outside external steps lead to

## REBELLION BAR RESTAURANT

### VESTIBULE(9.5 x 4.3m)

### MAIN BAR RESTAURANT (25 x 9.5m)

Extensively fitted bar restaurant area.

## BAR SERVERY

## BEER CELLAR

### COMMERCIAL KITCHEN (10.25 x 5m)

Fully fitted commercial kitchen.

## VESTIBULE AT REAR OF MAIN RESTAURANT

## BALCONY AREA

Outdoor area benefiting from glorious views over Charlestown Harbour.

## GENTS WC

## LADIES WC

## VESTIBULE

Leads to Shipwreck Treasure Museum office with store areas located off.

## OUTSIDE

Directly to the front of the property lies a large deck area with an ice-cream café takeaway with direct access into the village of Charlestown.

Public car parking is available close to the centre of the village within easy walking distance of the Shipwreck Treasure Museum.



## ACCOUNTS

Financial information can be made available to seriously interested purchasers following an initial viewing.

## 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

Due to the exceptional nature of the attraction, an inventory of all fixtures and fittings to be sold will be supplied prior to exchange of contracts. Normal trade fixtures and fittings associated with this type of property are included in the sale.

## BUSINESS RATES

The Shipwreck Treasure Museum has a Rateable Value of £44,000 with the Rebellion Restaurant having a Rateable Value of £49,000 (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. (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.)

## PLANNING

Planning consent granted 8th February 2018 to provide additional exhibition/retail space (no PA17/08006).

## ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of C under Certificate Reference Number 0296-2495-3930-5290-8403.

## TENURE

The Shipwreck Treasure Museum/Merchants of Charlestown is available on a freehold basis.

## PRICE

Offers invited in the region of £1,950,000.

## VIEWING/FURTHER INFORMATION

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

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