

COMMERCIAL PROPERTY CONSULTANTS

Ref. No: 2666

**FREEHOLD FOR SALE
ESTABLISHED RESTAURANT/DEVELOPMENT OPPORTUNITY
OFFERS SOUGHT IN THE REGION OF £385,000**

**THE BRIDGE RESTAURANT AND BAR,
NEW ROAD, NEWLYN, CORNWALL TR18 5PZ**



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Particulars contained herein are for guidance only, their accuracy is not guaranteed and they do not form part of any contract

LOCATION:

Newlyn is a quaint coastal town in west Cornwall and famous for its fishing fleet and large fish market. Close to the main harbour the character town centre has established itself as a tourist destination with numerous boutique style shops, cafes, restaurants and public houses. The Newlyn Film House, opened in 2016, is a two-screen cinema and spacious café bar which provides a significant draw to the area.

SITUATION:

Ideally located in the heart of the town, close to the main bridge, the property fronts New Road, the main access into Newlyn and beyond to Mousehole. Bridge Restaurant is surrounded by a mixture of shops, food outlets and houses as well as being in close proximity to the renowned Newlyn Art Gallery, the popular Newlyn Filmhouse and the busy fish market. The town has established itself as a boutique eating area with numerous restaurants including the Mackerel Sky, The Meadery, Duke Street Café, and, not to forget, of course, this property which has been an Italian restaurant and takeaway for more than 15 years and prior to that a popular wine bar.

DESCRIPTION:

The single storey premises has been a well-established Italian restaurant for many years benefitting from an outside seating patio and 60 cover character restaurant created from the famous Newlyn Laundry premises. The property is well-presented with attractive reception bar area leading to rear restaurant with separate male and female toilets and well-equipped kitchen.

The property does offer the opportunity for part or comprehensive redevelopment for alternative uses, including residential and a mixed residential/commercial scheme. All applicants should satisfy themselves as to any planning requirements.

ACCOMMODATION: (All dimensions and areas are approximate)

Main Bar/Reception Area (including approx. 10 covers) 38.5 m² (414 ft²)

The area has recently benefitted from a refurbishment and has good natural light provided by extensive window frontage onto New Road. The exposed rafters add further character.

Restaurant (with numerous nooks and bays) 63.2 m² (680 ft²)

The area provides approx. 50 covers and a warm ambience with the additional benefit of window frontage onto the outside patio.

Mezzanine toilets – gents and ladies' facilities

Mezzanine kitchen 29.3 m² (315 ft²)

Garden patio

Recently having a roof cover, the outside seating area provides space for an additional 20 covers.

TENURE:

The property is offered freehold with vacant possession.

BUSINESS GOODWILL:

The property will continue to trade throughout the marketing period. The owner is happy to meet with all serious buyers. The purchaser will have the benefit of a well-fitted premises which will include tables, chairs and effectively long-established inherent goodwill.

The property offers the new owners the opportunity to benefit from the increased trade within what is now a very popular tourist destination with the added potential to open lunchtimes as well as fully exploiting the licence and wine bar style bar area.

PURCHASE PRICE:

Offers are sought in the region of £385,000.

SERVICES:

We understand that the property is connected to mains electricity and water and drainage.

BUSINESS RATES:

The restaurant premises are assessed at a Rateable Value of £7,600 with effect from the 1st April 2023. Subject to qualification the tenant will therefore benefit from full Small Business Rate Relief.

For further information regarding rates payable and eligibility for small business relief contact Cornwall Council - Tel: 0300 123 4100.

PLANNING:

Interested parties should satisfy themselves that their proposed use complies with the existing planning consent.

VAT:

Any figures quoted are exclusive of VAT where applicable.

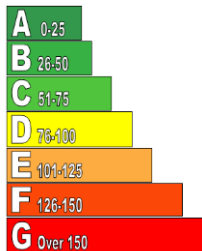
COSTS:

All parties to be responsible for their own legal fees in dealing with the transaction.

MONEY LAUNDERING REGULATIONS:

In line with The Money Laundering Regulations 2017, Charterwood are obliged to verify ID for all clients that are conducting property transactions through the Company.

ENERGY EFFICIENCY RATING:

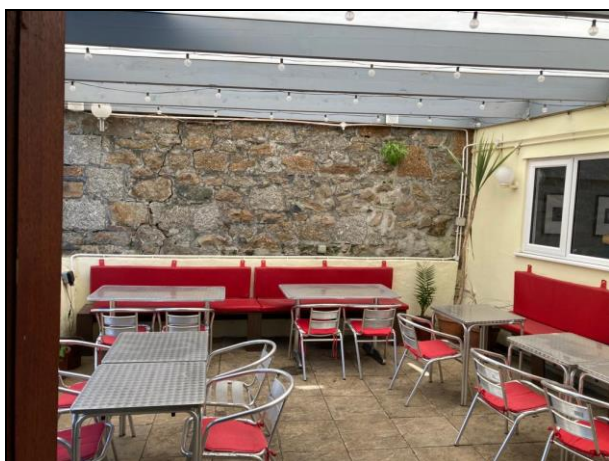


THIS PROPERTY HAS A RATING OF 66

Certificate Reference Number: 4477-8967-0524-7607-4322

Report Reference Number: 7144-9271-9749-2171-6744

The Energy Performance Certificate is valid until 12th April 2033.



The Agents have not tested any apparatus, equipment, fixtures and fitting or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor and Surveyor. References to the tenure of the property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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