



**COMMERCIAL INVESTMENT CAFE AND FLAT, TREVAUNANCE
COVE, ST AGNES, TR5 0RU**

FIXED PRICE £600,000

Miller Commercial



The business property specialists



SUMMARY

- PRIME BEACH FRONTING INVESTMENT (CAFE & FLAT)
- OVERLOOKING POPULAR BEACH, NEAR ST AGNES
- CAFE (LEASED UNTIL DEC. 2023), RENTAL £18K PA
- ONE BEDROOM FLAT WITH RESIDENTIAL CONSENT / LETTING
- A VERY RARE OPPORTUNITY, GENUINE SALE EPC: D99

LOCATION

Breakers Beach Cafe and Flat enjoys a prime position overlooking the beach at Trevaunance Cove in St Agnes.

The Parish of St Agnes has seen some of the most significant price rises in recent years within the UK and is ranked as one of the best places to live in the South West.

Trevaunance Cove benefits from two long stay car parks and the beach is extremely popular with holiday makers during the summer months. Out of season it is very busy with surfers, dog walkers and hikers.



THE PROPERTY

The three storey property has undergone extensive refurbishment during our client's tenure and is presented to a high standard.

To the ground floor is a seasonal Cafe which is let by way of a commercial lease which commenced the 1st March 2019, (ending 24th December 2023).

The lease is outside the Landlord and Tenant Act 1954 (Section 24 to 28), and, as such, the tenant does not have an automatic right to renew the lease at the end of the term.

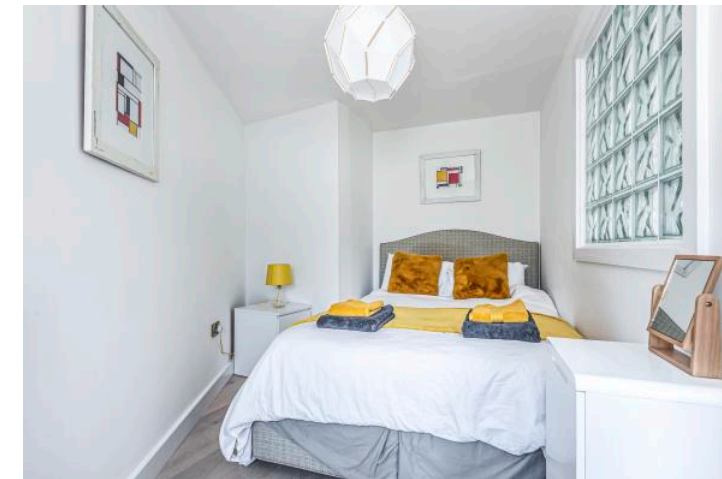
We understand the cafe is popular and is well presented. The majority of the fixtures and fittings (to be confirmed) are client owned.



The lower ground floor, which is accessed independently from the slip way, is used by the Cafe tenants for storage and the sale of ice cream and hot beverages.

To the first floor is a beautifully presented one bedroomed apartment with spectacular sea views from the open plan living area.

The apartment was occupied by our client until earlier this year but is now let via AirBnB for between £200 per night in peak season and £80 to £90 per night low season.



THE ACCOMMODATION COMPRISES:

(all areas and dimensions are approximate).

CAFE: (10.892m x 3.837m)

- Large picture window to front elevation overlooking the beach with built-in bar seating for 4 customers
- Hand-built feature wooden bar/servery with kitchen area behind
- Booth seating for 8 to 10 customers
- Storage cupboard

LOWER GROUND FLOOR: (4.217m x 3.600m)

Accessed via a door from the slipway

FIRST FLOOR FLAT:

Accessed via an external spiral staircase

HALLWAY: Doors to:**OPEN PLAN LOUNGE, KITCHEN/DINER (6.918m (max) x 3.694m)**

- Large picture window offering panoramic sea views
- Kitchen area - a quite spectacular area to take in some of the best views in the County

WET ROOM/SHOWER**WC**

BEDROOM (4.007m x 2.243m (max) Window to side elevation.



GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

- General Enquiries **0300-1234-100**
- Planning **0300-1234-151**
- www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is D (99).

INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

We understand the majority of the kitchen equipment is owned by the client (to be confirmed).

BUSINESS RATES

We refer you to the government website:

<https://www.tax.service.gov.uk/view-my-valuation/search>

TENURE - FREEHOLD

Subject to the existing Lease Terms or the Cafe.
Copy available.

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

- Western Power: **0845 601 2989**
- South West Water: **0800 169 1144**
- Transco: **0800 111 999**

VAT

All the above prices/rentals are quoted exclusive of VAT, where applicable.

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the numbers below.

CONTACT

For further information or an appointment to view please contact:

Graham Timmins on **01872 247019** or via email gt@miller-commercial.co.uk or

Paul Collins on **01872 247029** or via email pc@miller-commercial.co.uk



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