



WAVES CAFE / RESTAURANT, 29 & 29A CAUSEWAYHEAD, PENZANCE, CORNWALL, TR18 2SP

An exciting opportunity to acquire a beautifully appointed Cafe/Restaurant in the Heart of Penzance, on the South Cornish Coast. The property also benefits from a stunning 3 bedroomed apartment with separate access, a roof terrace and an enclosed courtyard that may be suited to use by the new owners or alternatively, utilised as a Luxury Holiday Let, which we understand could generate c. £30,000 income pa.

GUIDE PRICE £595,000 FREEHOLD

- **POPULAR TOWN CENTRE CAFE/RESTAURANT**
- **CIRCA 50 COVERS INSIDE AND A FURTHER 8 EXTERNALLY**
- **SUPERBLY APPOINTED THROUGHOUT**
- **THRIVING COASTAL RESORT**
- **VIEWING STRONGLY RECOMMENDED**
- **STUNNING 3 BEDROOMED APARTMENT WITH ROOF TERRACE & COURTYARD GARDEN (POTENTIAL LETTING OF C. £30,000 PA).**
- **EPC B (37)**



LOCATION:

Penzance is an extremely popular tourist destination and boasts a great many Hotels and Guest Houses for visitors who come to enjoy nearby tourist attractions including St Michaels Mount, Lands End and the Jubilee Pool, one of the few heated Lido's in the UK. Penzance is also the terminus of the Penzance to Paddington rail line and is the home port of the Scillonian Ferry which provides an essential link to the Isles of Scilly, with the town also having a heliport serving the Islands.

These impressive commercial premises are situated on Causewayhead in the heart of the cosmopolitan Harbourside town. Penzance has a resident population of circa 20,000 with the town boasting a wide selection of national and niche retailers.

THE BUSINESS:

Our clients have owned and operated the business for over 13 years with the assistance of two full-time and several part-time staff. Our clients currently trade year-round, opening 9am-5pm Monday through Saturday. There is scope to grow the business through evening opening and Sunday trading.

ACCOMMODATION:

Dining Area: Tables and chairs for circa 50 covers, counter/service point comprising electronic cash register, under counter fridge, Fracino Coffee Machine, 2 double bottle fridges, glass washer, sink and drainer.

Kitchen: Twin Panini grill, microwaves, triple counter fridge, blue seal grill, 6 ring gas range and oven, twin fryer, single fryer, stainless steel tables, extractor canopy, dishwasher, sink and drainer.



Store Room: Shelving, 2 chest freezers, upright freezer.

Together with 2 x Unisex Customer Toilets, a Staff Toilet and Laundry Room.

OWNERS APARTMENT:

This truly impressive apartment has separate access via a courtyard to the side of the building onto Causewayhead and comprises:

- Lounge/dining room with access onto a full width roof terrace, Fully fitted kitchen, 2 double bedrooms (one en-suite), Family bathroom, Bedroom 3 / Office.

We are advised the apartment is fully sound proofed from the Restaurant. Potential letting for holiday use of c. £30,000 pa we are advised..

TENURE:

Freehold.

PREMISES LICENCE:

The business currently holds a Premises Licence (No: W1_PL100471) in respect of the sale of liquor for consumption on the premises.

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.

**VAT:**

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

STOCK:

To be taken at Valuation.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £12,250.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B (37).

FINANCE:

If you require advice regarding the financing of a Business, at no initial cost, please contact us.

VIEWING AND CONTACT INFORMATION:

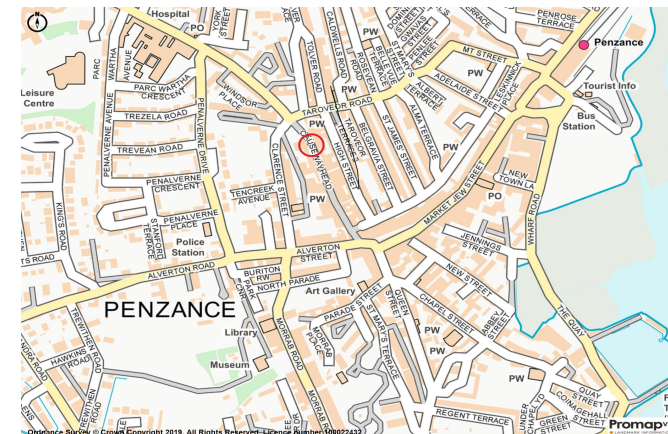
Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019

Email gt@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk

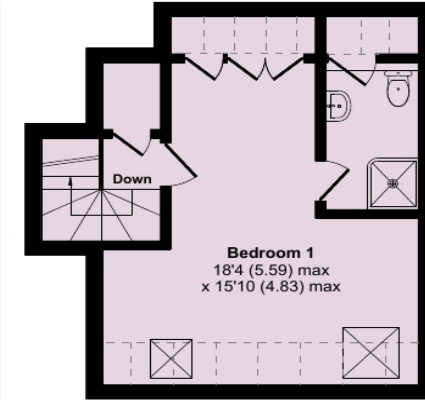
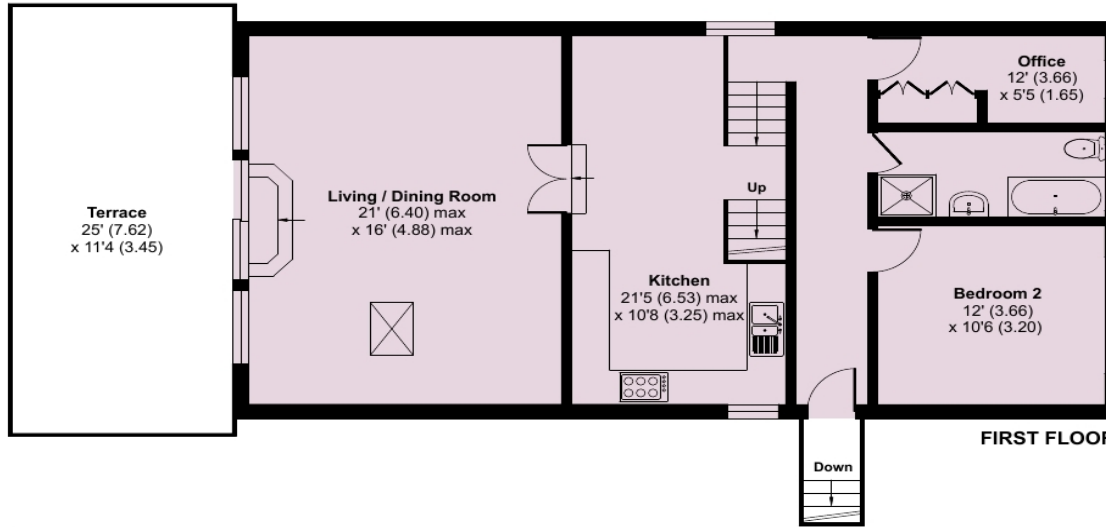


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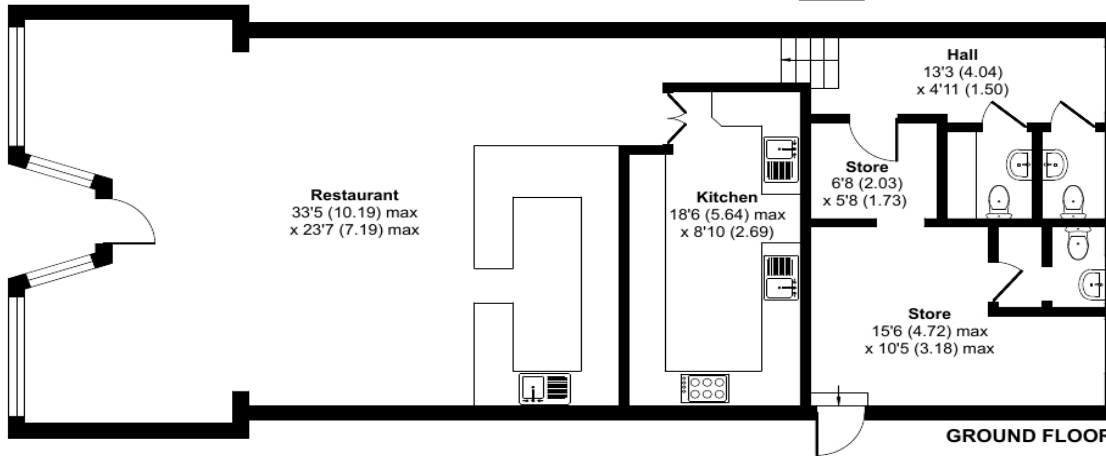


Approximate Area = 1194 sq ft / 110.9 sq m
 Owner's Accommodation = 1248 sq ft / 115.9 sq m
 Limited Use Area(s) = 64 sq ft / 5.9 sq m
 Total = 2506 sq ft / 232.8 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Miller Commercial LLP. REF: 853644

