



SALT & SAMPHIRE, ST. MERRYIN, PADSTOW, PL28 8NP

£795,000 FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists



SUMMARY:

LICENSED RESTAURANT AND ROOMS NEAR
PADSTOW

42 COVERS, BAR AND OUTSIDE SEATING

4 LETTING ROOMS (OR OWNERS ACCOMMODATION)

GUESTS LOUNGE, SECOND KITCHEN AND TERRACE

CURRENTLY LET, TO BE OFFERED WITH VP

ADVISED HISTORIC T/O C. £450K

RETIREMENT SALE OF PROPERTY

EPC D 98

LOCATION:

Salt & Samphire is in the heart of the popular and busy civil parish of St Merryn, with a population of c.1600 persons (last census), which has a shop, a school, church, public house, garage and some takeaways.

St Merryn and the surrounding area enjoy very high levels of visitors and are famous for having a high number of quality beaches and of course proximity to Padstow, Rock and Wadebridge.

PROPERTY:

The mid terrace property is arranged over three floors with front and rear access, thought to date to c. 1935 - 1940, of brick and stone construction. The property extends to the rear and has a first floor decked terrace and outside seating.

The property was formerly used as a family home, alongside being a licensed restaurant (Prynn's).

BUSINESS:

We are advised our client has owned the building since 1980, purchasing it as a fish shop, thereafter it was turned into a daytime cafe / restaurant and takeaway which yielded a turnover of c. £450,000.

Currently the property is let on an informal basis to a tenant t/a Salt & Samphire, which we understand operates all year offering an evening menu. The property is not being sold with the benefit of the outgoing tenants trade detail.

SCHEDULE OF ACCOMMODATION:

NB : Please see Floor Plans on Page 5 for measurements.

Restaurant / Bar Areas : Two doors and windows to the front, with two defined dining areas providing c. 28 covers. Wooden floor and built in bar servery, with glass backed optic display, glass washer and drinks chiller.

Kitchen and Preparation Area : 'Theatre' style kitchen with a roll top display cabinet for products, tiled floor and walls, double deck pizza oven, a 6 and a 4 vent extraction system. Door to store area, with a wash hand basin.

Preparation area with double sink and door to rear.

Dining Covered Area : c. 14 covers, tiled floor. 3 ceiling fans, 2 wall mounted air blowers, door to first floor accommodation and rear lobby.

Two unisex WC's.



FIRST FLOOR

Landing area, giving access to guests lounge, second kitchen and letting rooms, also a store area (was a WC).

Guests Lounge : Window to front and double doors to rear decked patio, area c. 6m x 6m (max. reducing to 4m), with a feature fireplace, space for settees and chairs.

Kitchen : A domestic kitchen with window to front, base and wall units, electric hob and oven. Sink unit and drainer.

Letting Rooms :

Boobies Bay - Double, window to rear, built in wardrobe, en-suite shower.

Harlyn Bay - Double, window to front, built in wardrobe, en-suite shower.

Mother Ivey's - Double, windows to two sides, en-suite shower (external access via staircase from courtyard).

SECOND FLOOR

Constantine Bay - Double (with some restricted head height), open ceiling trusses, window to side, opposite bedroom across landing is a shower room, door to boiler cupboard.

**OUTSIDE**

To the rear of the property accessed from the dining area or from a privately owned car park is the rear courtyard approx. 8m x 6m, covered in, bench seating and tables and chairs.

SERVICES:

Mains Drainage
Mains Water
Mains Gas

Interested parties to make own enquiries to through Statutory Utility providers.

TENURE

Freehold. Advised no rights of way or easements over the property.

METHOD OF SALE:

Sale of freehold property and assets via Asset Sale, no transfer of trading business.

VAT:

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

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 TBA.

**LEGAL COSTS:**

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

INVENTORY OF FIXTURES & FITTINGS:

All trade fixtures and fittings essential to the running of the business owned by our clients are to be transferred free of lease / lien on Completion. Some of the cooking equipment is owned by the tenant and will be removed.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D 98

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of Salt & Samphire, at no initial cost, please contact Graham Timmins on details below.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019

Email gt@miller-commercial.co.uk

Jonny Bright on 01872 247022

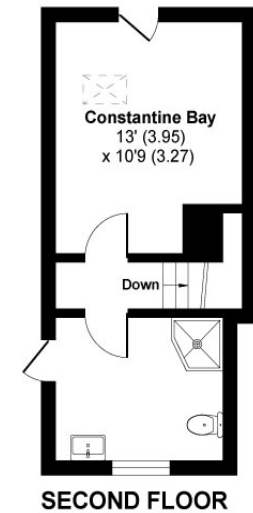
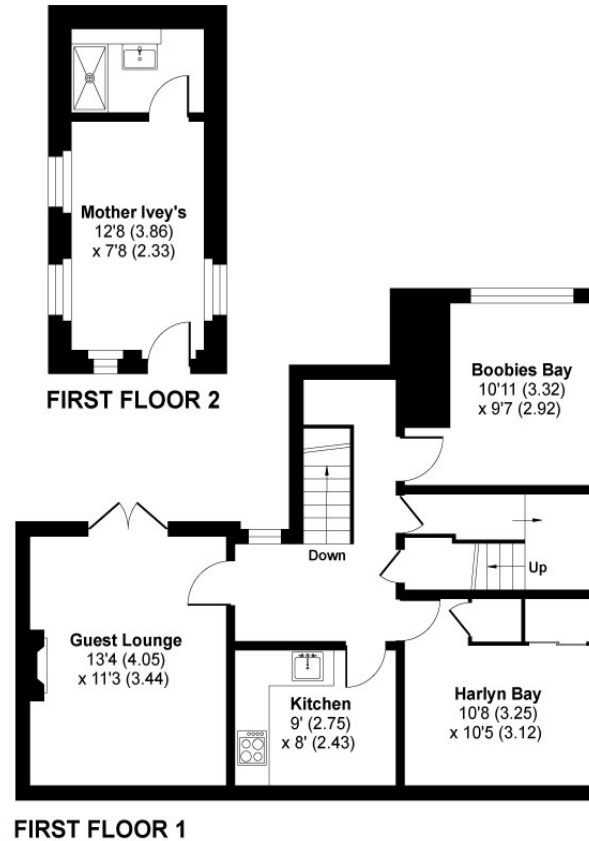
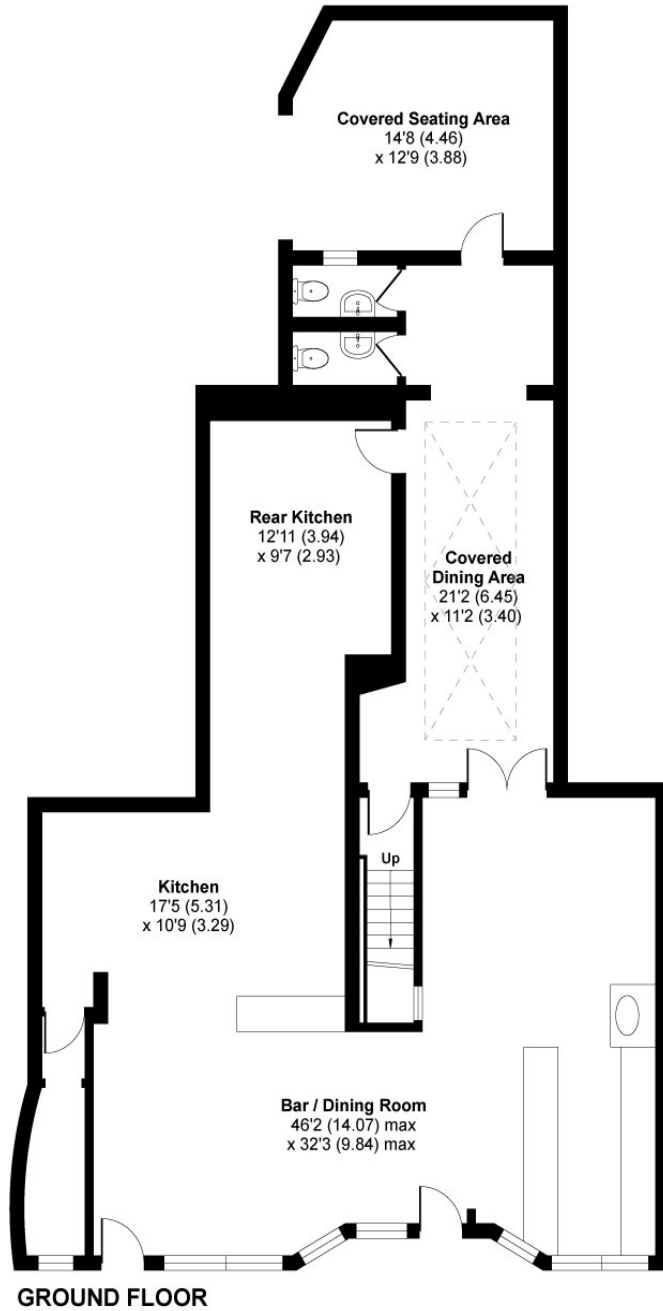
Email jb@miller-commercial.co.uk



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Approximate Area = 2437 sq ft / 226.4 sq m (excludes seating area)

For identification only - Not to scale





AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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