



**BLUE BISTRO, 12 CHURCH STREET, MEVAGISSEY, PL26 6SP**

**£275,000 Freehold**



**LOCATION:**

Mevagissey is an attractive and popular fishing port situated in Cornwall, approximately five miles (8 km) south of St Austell. The town boasts a wide range of local niche and boutique retailers, art galleries, pubs, cafes, restaurants and take-aways as well as a number of national & regional occupiers including The Cornish Bakery, Fat Face & Boots. During the summer months a ferry service provides connectivity to Fowey Harbour.

**DESCRIPTION:**

Blue Bistro operates year round is available on the market for the first time in nearly 20 years due to a retirement sale. With an attractive facade, generous 2 bed owners' accommodation and the ability to trade from day one.

Opportunities such as this in Mevagissey are rarely available on the open market and early enquiries are encouraged. The business is currently closed and full profit and loss accounts are available on request.

**SCHEDULE OF ACCOMMODATION:**

The front opens to the bistro seating area, leading into a well fitted kitchen, with stairs to the owners accommodation on the first and second floors. There are two good size en-suite bedrooms, office, and stairs to the attractive dormer converted attic living area.

**TENURE:**

The property is available freehold.

**BUSINESS:**

The business, established in 2006 when we sold it to the current owners, is currently closed due to retirement. Full profit and loss accounts are available upon request and turnover is as below:

YE April 2022: £51,313  
 YE April 2021: £32,365 (covid year)  
 YE April 2020: £32,485  
 YE April 2019: £33,191

The business has deliberately traded only as the owners have required, and there is scope to open for breakfast, lunch and dinner and to hugely enhance the turnover and profitability.

**VAT:**

We are advised that the property is not elected for VAT.

**LEGAL COSTS:**

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

**BUSINESS RATES AND COUNCIL TAX:**

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 £3,800. To find out how much business rates will be payable there is a business rates estimator service via the website.

The accommodation is rated B for council tax purposes.

**FIXTURES AND FITTINGS:**

Some of the trade fixtures and fittings will be included in the purchase price - a further conversation can be had post-viewing.

**PREMISES LICENCE:**

There is a premises licence for the sale of alcohol on the premises and playing of music.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property has been ordered..

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Jonny Bright** on 01872 247022  
 Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)

**Graham Timmins** on 01872 247019  
 Email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)









# 12 Church Street, Mevagissey, St. Austell, PL26 6SP

Approximate Area = 1084 sq ft / 100.7 sq m

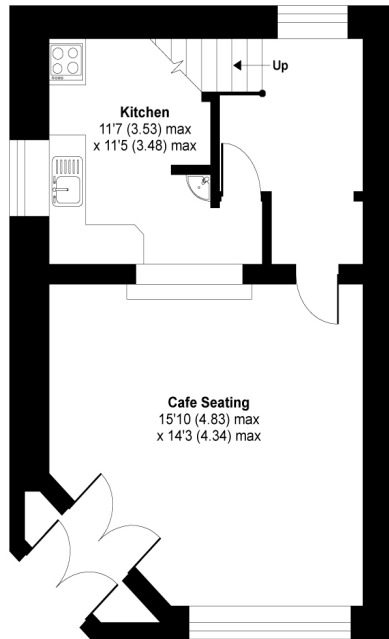
Limited Use Area(s) = 214 sq ft / 19.9 sq m

Total = 1298 sq ft / 120.6 sq m

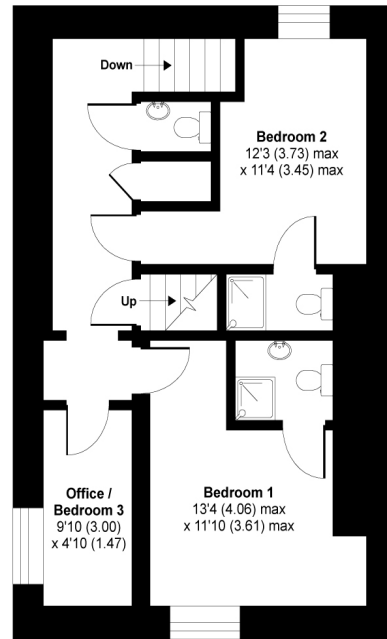
For identification only - Not to scale



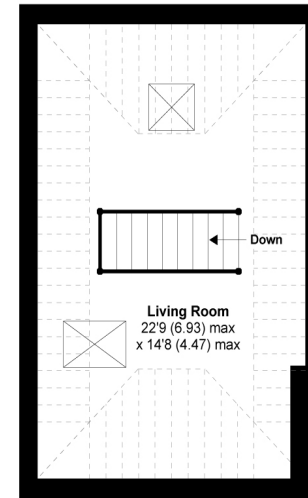
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'chem 2024. Produced for Miller Commercial LLP. REF: 1150681

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