

GET IN TOUCH



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FIXTURES AND FITTINGS

Bar & Restaurant: Custom granite bar, espresso machine, fridges, ice machine, glass washer, bar stools, tables, seating, luxury customer toilets, subtle lighting and exquisite décor.

Kitchen & Prep Room: Gozne pizza oven, fryers, chillers, prep tables, extraction, oven and stainless units, walk-in chiller, freezer, sinks and storage.

Staff Area: WC, wash basin and hanging space.



HOST



EXCEPTIONAL LEASEHOLD BAR & RESTAURANT - ST IVES, CORNWALL

Situated on the vibrant corner of Tregenna Hill and Gabriel Street, opposite the Tourist Information Centre, the property enjoys exceptional visibility and heavy footfall from nearby bus and train stations and the town's main car parks. St Ives is celebrated for its Blue Flag beaches, harbour, boutique shopping and many national brands. The thriving art scene is home to the Tate Gallery, Barbara Hepworth Museum and Leach Pottery. With one of Cornwall's longest tourist seasons and over one million annual visitors, the town is a year-round destination including for the popular New Year's Eve celebrations.



THE PROPERTY FEATURES

Built in 1897 as the Cornish & Devon Bank, this Victorian landmark retains period grandeur with high ceilings, stone walls, fireplaces and large arched windows. A comprehensive £1m renovation in 2021 restored the property using expert craftsmen, premium British materials and features decorative antique fittings, blending heritage with classic modern style.

Ground Floor Restaurant & Bar (135m² / 51 covers)

This beautifully finished, fully equipped venue known for its cocktails, wood-fired pizzas and Sunday roasts is highly rated on OpenTable and Google with a strong visitor and local following all year-round. The main area boasts a high-end custom-built bar with granite surfaces, espresso machine, full bar equipment and air-source heating. Intelligent lighting creates a welcoming ambience. There is an additional private dining area that can be segregated from the main restaurant.



FINANCIAL PERFORMANCE

Previous Turnover: £486,240 (year ending 31 Jan 2024)
Previously operated limited hours (Wed-Sun) offers significant potential to grow through extended hours and takeaway service.

Business Rates: £10,920

EPC Rating: C

Lease Details

Term: New Lease 5 or 10-year available

Rent: £36,000 per annum

Premium: £89,950

Do not miss this amazing opportunity on a landmark property and turnkey business in the heart of St Ives one of the Cornwalls most sought-after destinations.

