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Property Consultants



Lamorna Cove™
WEST PENWITH, CORNWALL

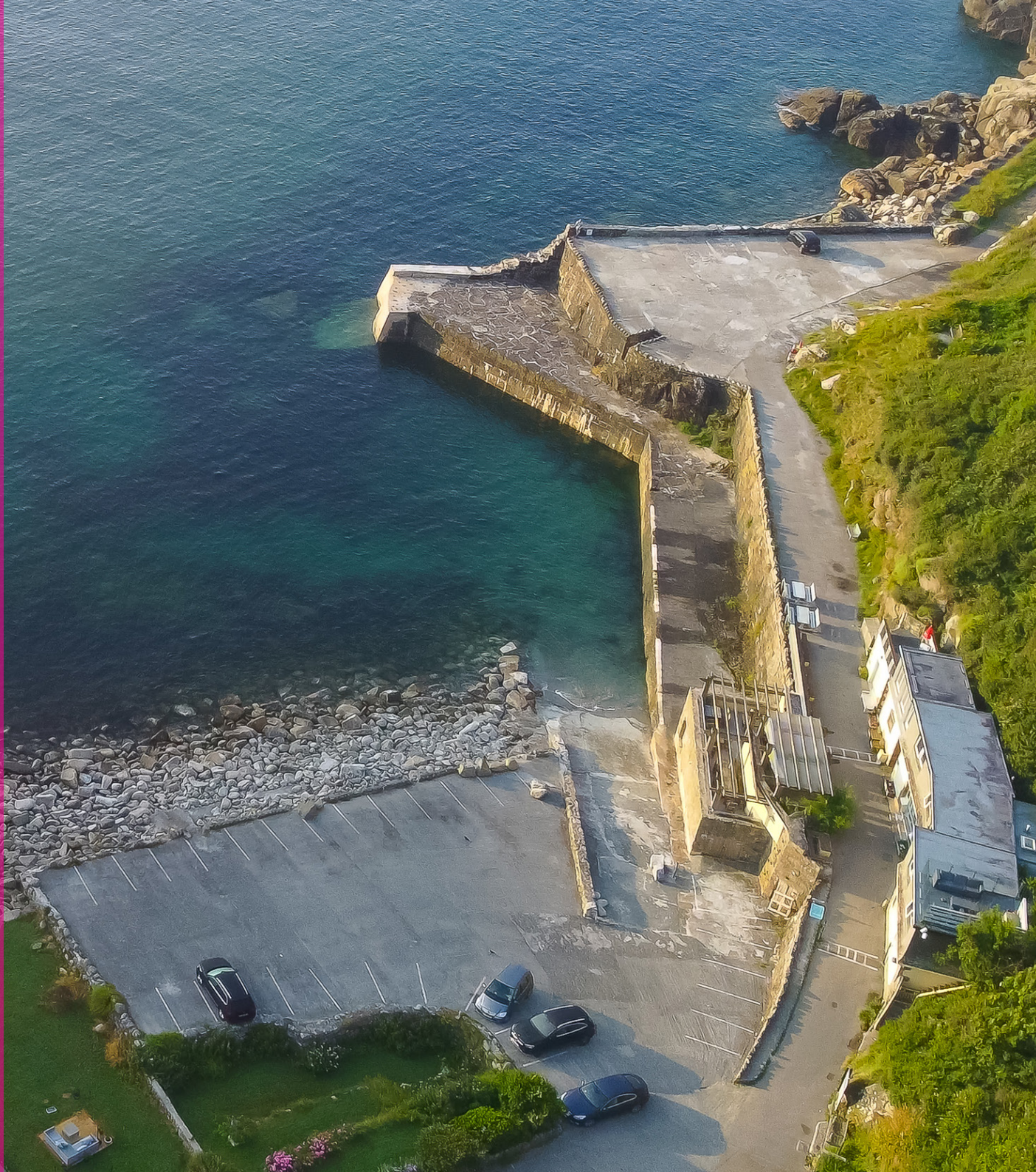


Lamorna Cove evokes all that is romantic, artistic and mysterious about the county of Cornwall and it is a name that is known throughout the Southwest and far beyond.

After a 26 year guardianship the current owners are looking for the next family to fall in love with the cove as they have and to protect it for many years to come.

COMMERCIAL AND RESIDENTIAL INTERESTS:

- Beach and foreshore to low water mark
- Slipway, boat/kayak store and moorings
- Access road and car parking
- Café and retail building with external trading areas
- Two holiday apartments
- Land holding of just under 15 acres
- Lamorna Cove trade mark for all marketing and retail purposes





LOCATION

The property is situated on the South West coast path which runs through the title and is a recommended stopping point on the itinerary being an excellent place to rest between Penzance and Lands End. The town of Newlyn lies approximately 3 miles north and Penzance approximately 4 miles north. Lamorna Cove provides outstanding seaviews with nearby attractions such as The Minack Theatre, Land's End and Porthcurno.

HISTORY

The history of Lamorna Cove is well documented and more than will allow to be fully covered fully within this brochure. In short form, the cove was active for many years as an industrial enterprise for two adjoining land owners who set up quarries to export hand cut granite from the cove to be transported around the globe. Evidence of these works surround the area and there are images of two former cottages that would have been used in this period above the cove itself on the Western side. In the early twentieth century the cove was discovered by followers from nearby Newlyn school of art and the close relationship between the land and seascape continues to this day which has included numerous photo and film shoots along the way.



DESCRIPTION

A private cove consisting of a detached property comprising café and retail unit to the ground floor and two holiday apartments to the first floor, a pay and display car, private beach, foreshore to low water mark, private mooring within the harbour, boat launching slipway and harbour wall, kayak and boat storage and extensive cliff to the south. The property is accessed via a private road leading down into the cove. Also included with the property sale is the Lamorna Cove registered trademark.

The main building comprising the ground floor café and retail unit with two first floor holiday apartments is a two-storey detached property with part roof terrace. The property is situated on the front of the harbour and benefits from unspoilt sea views. The cafe comprises a seating area (30 cover) and kitchen with additional harbourside two-level patio seating (80 cover). There is a single WC, preparation room and store accessed externally. The retail unit comprises a shopfloor only and has been let historically but is currently vacant.

The two holiday apartments: Lookout (1 bed) and Harbour View (2 bed) to the first floor both comprise a sitting room, kitchen, shower room and roof terrace. Due to strong occupancy these areas have not been inspected by the agent.

There is a private road (within the title) leading to the cove with pay and display car park providing a total of 80 parking spaces. The cove provides additional land included within the sale and utilised under licence and lease with adjoining landowners who rent the space from our client. The landholding runs West and up to the cliff top. The property is further described by the photographs within the sale brochure.

ACCOMMODATION

The main building has been measured in accordance with the RICS Property Measurement Guidance and calculated that it provides the following IPMS3B (residential) and net internal floor areas:

	Sq m	Sq ft	
Cafe	64.69	696	NIA
Retail Unit	17.58	89	NIA
Harbour View	43.86	472	IPMS3B
The Look out	32.06	345	IPMS3B
TOTAL AREA	158.20	1,703	

SERVICES

It is understood that the property is connected to mains electric and water.
Private drainage.

BUSINESS AND RESIDENTIAL RATES:

Lamorna Cove Café	£1,575
Lamorna Cove Shop	£1,300
Lamorna Cove Car Park	£8,500
Harbour View & The Lamorna Lookout	£8,600

EPC

Lamorna Cove Café	24 February 2029	D
Lamorna Gift Shop,	12 February 2025	C
Harbour View, Lamorna Cove	4 April 2028	F
Lookout, Lamorna Cove	4 April 2028	F

FIXTURE AND FITTINGS:

Commercial trading equipment will be included and an inventory listing and valuation shared between parties at the point of sale.

VIEWINGS:

Viewing strictly by appointment and subject to vetting of interested parties to understand their interest and ability to purchase.

A drone tour of Lamorna Cove is available on our YouTube channel, to view [click here](#).



PROCESS

Lamorna Cove land, commercial interests are available for sale freehold and by private treaty. The owners will fully engage with interested parties once ability to purchase have been disclosed to their selling agents. The agents are advised that all commercial interest have run successfully since 1952, but due to personal circumstances neither the retail area or kayak concession are being operated at present, historically these areas provided rental income of £6,000 and £5,000 per annum respectively.

Price: Freehold £1.45m.



VIEWING ARRANGEMENTS

Please contact the appointed agents:

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