



The Crossbow  
Cafe & Grill

The Crossbow  
Cafe & Grill

**CROSSBOW BURGERS**  
8oz 100% Beef    Fresh Chicken Breast  
BBQ Smokey Sizzler    Classic    Cracker Jack  
Bit 'a Blue    Hot Chick    Smokey Chicky Pig  
Herbivore

Crantock  
BAKERY  
Traditional Pasties

SBC  
PROPERTY

# THE CROSSBOW CAFÉ & GRILL

## FORE STREET, TINTAGEL, CORNWALL PL34 0DB

- A spacious licensed cafe enjoying a prominent trading location in the centre of Tintagel on Cornwall's dramatic North Coast.
- Refurbished 72-cover café area with many character features, bar servery, equipped commercial kitchen, office and store room
- First floor 2-bedroom self-contained apartment
- Paved terrace providing a further 30-covers
- Ideal family run business

**FREEHOLD GUIDE PRICE**

**£375,000 PLUS SAV**

**SOLE AGENT**



## LOCATION

The Crossbow Cafe enjoys a prominent trading location on Fore Street, in the coastal village of Tintagel on Cornwall's rugged North Coast, between the villages of Boscastle to the North and Port Isaac to the South. The village and nearby ruins of Tintagel Castle are associated with the legend of King Arthur and the Knights of the Round Table attracting visitors from across the world. Other notable landmarks include the Old Post Office, King Arthur's Great Hall, Saint Materiana's Church and the popular coastal footpath forming part of the South West Coast Path.

## DESCRIPTION

The freehold property provides accommodation over two storeys with the ground floor offering a 72-cover cafe area with many character features including open beams, feature fireplace with log burner, bar servery, spacious equipped commercial kitchen, preparation area, wash area, office, store room and cellar.

On the first floor, enjoying separate access from the front, is a self-contained, 2-bedroom apartment currently let on an Assured Shorthold Tenancy, however could provide owners'/manager's accommodation if desired.

Externally, to the front of the property lies a paved terrace providing approximately 30-covers with raised borders and a feature pond. To the rear is a parking area for approximately two cars.

The owners of the Crossbow choose to open on the following basis:

Mid July to September - 6 days 9am to 3.30pm (Friday 9am to 8pm), closing Thursdays

September to November - 5 days 9am to 2.30pm (Friday 9am to 8pm), closing Wednesday and Thursday

November to Easter - 2 days Friday 9am to 8pm and Sunday 12 to 3pm  
Easter to Mid July - 5 days 9am to 2.30pm (Friday 9am to 8pm), closing Wednesday and Thursday

Obviously, new proprietors can extend or change the opening hours to suit them

We are sure discerning purchasers will appreciate that this character licensed cafe offers a fine lifestyle opportunity to trade a catering-led business in a prime trading location within this select and sought after North Cornwall village.

## SERVICES

Services connected to the premises include mains water, drainage, gas and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

# SCHEDULE OF ACCOMMODATION (All dimensions are approximate)

CAFE (11.14m x 7.47m)

LADIES & GENTS CLOAKROOMS

COMMERCIAL KITCHEN (5.98m x 3.81m)

WASH AREA (3m x 1.8m)

STORE ROOM (3.61m x 5.47m)

OFFICE (1.91m x 1.5m)

STORE ROOM (4.34m x 4.71m)

CELLAR (4.28m x 4.43m)

.

## ACCESS TO FIRST FLOOR APARTMENT

By separate external access to the front, is the first floor apartment.

ENTRANCE HALL (4.89m x 2.38m)

KITCHEN (3.4m x 2.21m)

BATHROOM / WC

HALLWAY

BEDROOM 1 (3.4m x 3.34m)

BEDROOM 2 (3.8m x 2.4m)

## FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.



## BUSINESS RATES

The property has a Rateable Value of £23,750 from 1<sup>st</sup> April 2026. Purchasers should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council. (It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)

## EPC

The premises has an EPC Rating of C under Certificate Reference Number 0010-0433-7549-5799-1096.

## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the joint selling agents

SBC Property

Daniell House

Falmouth Road

Truro Cornwall TR1 2HX

**FAO** : **Russell Weetch MRICS**

**TEL** : **07825 735465**

**EMAIL** : **[russell@sbcproperty.com](mailto:russell@sbcproperty.com)**



agel

The Crossbow  
Café & Grill

Another Great World

BOONAY  
CORNISH Cream  
Teas  
Children's Meals  
FREEBY Price  
Specialties at Market  
Great Promotes  
Homebrewed Sausage  
and many more  
15L

Cappuccino  
Latte  
Espresso  
Mocha  
**Carraro**  
1927  
FINE ITALIAN COFFEE  
Served here  
www.carraro.co.uk Tel: 01637 880 343

WE ARE  
OPEN  
SERVING FOOD  
LIGHT LUNCH  
AFTERNOON TEA  
AND MUCH MORE  
FAMILIES AND COGS  
WELCOME





## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

Tel: 01872 **277397**

DD: 07825 **735465**

E: [Russell@sbcproperty.com](mailto:Russell@sbcproperty.com)

*SBC Property is the trading name of Scott Burridge Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burridge Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burridge Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.*

