



COMMERCIAL PROPERTY SOUTH WEST

Chartered Surveyors specialising in all aspects of commercial property

TO LET - Tremayne B&B and Restaurant/Café, Parade Hill, Mousehole, Cornwall, TR19 6PN

- Restaurant/café area, bed and breakfast accommodation and owner's accommodation to let at £25,000 per annum
- Fixtures and fittings at £25,000
- Total area is 1,979.78 sq. ft (183.93 sq. m)
- Mousehole is an historic fishing village on the south coast of Cornwall, popular with tourists all year round with two beaches, small independent shops, restaurants and art galleries
- Penzance is the nearest town, 3.5 miles away, with a range of amenities including supermarkets, national retailers and restaurants
- Penzance Railway Station is 3.5 miles, the A30 is 2.5 miles and Newquay Airport is 46 miles distant

Viewing by prior appointment with:

Tim Smart

e: timsmart@scp.uk.com

t: 01872 300 401 / 07778 577 487



scp.uk.com

Location

Mousehole is an historic fishing village popular with tourists, located on the south coast of Cornwall between Penzance and Land's End, beside the fishing village of Newlyn. Mousehole offers to small independent shops, restaurants, art galleries and two beaches. Mousehole has a population of 697 with Penzance and Newlyn together having a population of approximately 21,200. St Michael's Mount is 7 miles from Mousehole and visible from the village. Penzance boasts amenities such as chain hotels restaurants, local, national and international retailers, including Boots and WH Smith, as well as the train service to London Paddington. There are also several large supermarkets located near Penzance including Sainsbury's, Lidl and Morrisons. Truro the administrative capital of Cornwall is 31.5 miles from Mousehole, the A30 is 2.5 miles away which links onto the M5 at Exeter and Newquay Airport 46 miles away.

Description

The property was constructed in circa 1914, comprises a reception area, a café/restaurant area, bed and breakfast accommodation and owner's accommodation. The entrance includes a reception area with residents' WCs. The restaurant area features parquet flooring, large feature window, fireplace and wooden panelling. There is a secondary restaurant/café area adjacent to the main restaurant/café area, with staff WC and kitchen located to the rear. The owner's accommodation features a living room and 2 bedrooms, one with an en-suite. The B&B includes 1 family room with large feature window and 2 double bedrooms all with en-suites.

Tenure

Available to let on new FRI lease at £25,000 per annum. Terms to be negotiated, subject to covenant strength. Fixtures and fittings and equipment will be included at £25,000. A full inventory will be available upon request.

EPC

The property's EPC rating is currently being assessed.

Schedule of Accommodation

Area	Sq. ft	Sq. m
Reception	154.35	14.34
Residents' WCs	40.36	3.75
Restaurant/Café Area	155.43	14.44
Secondary Restaurant/Café Area	131.86	12.25
Staff WC	26.05	2.42
Kitchen	115.60	10.74
Owner's Living Room	110.11	10.23
Owner's Bedroom 1	179.65	16.69
Owner's Bedroom 2 (2 sections)	127.01	11.8
B&B Bedroom 1	207.42	19.27
B&B Bedroom 2	148.00	13.75
B&B Bedroom 3	132.07	12.27
Hallways	288.69	26.82
Garage/Store	163.18	15.16
Total	1,979.78	183.93

Cornwall Office: Trenoweth, Troubridge Road, Helston, Cornwall, TR13 8DQ

Smart Commercial Property, on its behalf and on behalf of the Vendors or Lessors to whom they are appointed Agents give notice that;

- The contents, including any photographs, measurements, permissions for use and occupation and other details given should not be relied upon and are for guidance only. The reader is advised to seek professional advice and view the property to satisfy themselves of such property particulars
- The reader should make reasonable efforts to ensure that the information given on the particulars is accurate and up to date and should undertake their own due diligence before proceeding
- These marketing particulars do not constitute or imply any offer of contract



Planning

Please note the Use Classes Order has been revised from 1 September 2020 and is relaxing the uses on some properties, which maybe beneficial to particular tenants. Prospective tenants are advised to contact Cornwall Council in respect of any specific planning enquiries on planning@cornwall.gov.uk or 0300 1234 151.

VAT

Under the Finances Acts 1989 and 1997, VAT may be levied on the rental. We recommend that the prospective tenant establishes the VAT implications before entering into any agreement.

Legal Costs

Each party to bear their own legal costs incurred in the transaction. However if the leaseholder aborts the transaction for any reason then they will be responsible for the landlord's legal costs.

Services

We understand that mains electricity, water and drainage are connected to the property. However, these services have not been tested by the agents. Interested parties should make their own enquires.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of Asbestos and asbestos related compounds is beyond the scope of Smart Commercial Property and accordingly we recommend you obtain advice from a specialist source.

Rateable Value

The rateable value is £14,250 p.a. as of 2017. Interested parties should make their own enquiries of the local authority to ascertain the exact rates payable. Cornwall Council, Carrick House, Pydar Street, Truro, Cornwall TR1 1EB. Tel: 01872 224397 , e-mail: revenues@cornwall.gov.uk or enquiries can be

made on-line at the VOA website:
www.voa.gov.uk.

Viewings

All viewings will be en bloc with strictly staggered appointments only once a week. ALL viewers must wear face masks and observe the current COVID-19 regulations.

Children under 18 and pets are strictly NOT permitted under any circumstances. Children and pets are not necessary to make a property decision.

A maximum of 2 people per interested party are allowed to view at any one time.

Strictly NO viewings from interested parties in Tier 3 and Tier 4 areas, even if they are residing in a holiday home in Cornwall. Hard copy proof of your address is required by BOTH interested viewers producing a current photo driving licence at the scheduled time of viewing. Do not park on the premises at any time. Thank you for your cooperation.

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Front Elevation



Side Elevation Garage/Store



Restaurant/Café Area



Secondary Restaurant/Café Area



Kitchen



Owner's Bedroom 1



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SMART COMMERCIAL PROPERTY



B&B Bedroom 1



B&B Bedroom 2



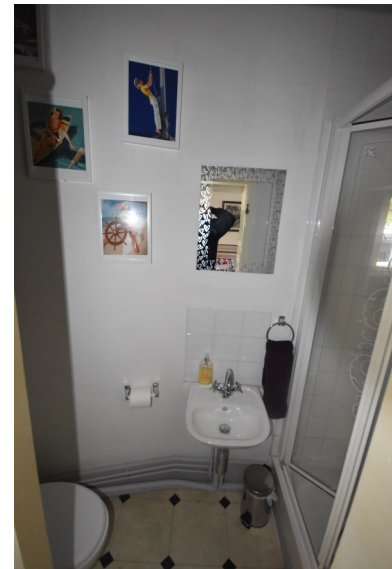
B&B Bedroom 3



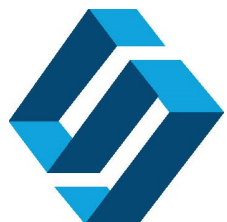
Owner's Bedroom 2



En-suite B&B Bedroom 2



En-suite B&B Bedroom 3



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Map of Cornwall



Map of Cornwall and Devon locating Mousehole with red arrow

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Promap of Mousehole



Promap of Mousehole locating Tremayne B&B and Restaurant/Café with red icon



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