



## HARBOUR GREENHOUSE RESTAURANT & BAR, 64 FORE STREET, POLPERRO, CORNWALL, PL13 2QR

- COASTAL VILLAGE RESTAURANT AND TAKEAWAY HATCH
- 26 COVERS AND TWO TERRACES WITH FURTHER 20 COVERS
- THREE BEDROOM OWNER'S ACCOMMODATION
- COMMERCIAL EQUIPMENT IN SITU
- SEASONAL TRADE, SCOPE TO EXTEND
- SALE DUE TO RELOCATION
- EPC: D (82)

**£25,000 LEASEHOLD (FIXED PRICE)**

**LOCATION:**

Centrally located within Polperro as one nears the harbour, on the left hand side which makes the most of the evening sunlight.

Polperro is a very pretty and enduring village, famed for its period fisherman cottages and which is a major day trip destination, all year round.

**PROPERTY:**

Comprising an end of terrace period property (not Listed) over three floors, with the restaurant, bar area and kitchen on the ground floor and the owner's accommodation over the first and second floors.

Outside are two terraces, Ladies & Gents W.C.'s and a standalone takeaway outlet with a serving hatch at street level.

Overall the property is presented in reasonable order and has the benefit of living accommodation in this popular village.

**BUSINESS:**

The business has ceased trading, due to our client's other business commitments away from this sector and as such the sale represents an opportunity to make a new and expanded offering.

**ACCOMMODATION:****Entrance / Bar Area**

4.04m x 3.84m, an attractive entrance with a slate floor, exposed painted beams and built in bar servery with 2 taps, behind the bar is a 2 head WEGA coffee machine and a separate grinder, two drinks chiller, wine cooler, ice machine and hand wash basin.

**Commercial Kitchen**

3.47m (minimum) 5.00m (maximum) x 4.37m, window to front, 6 ring gas hob with 3 vent extraction over, range of fridges and freezers and workbenches.

Dry store area. Through to Cutlery Serving Station area.

**Dining areas**

Front 5.20m x 3.21m and Rear 3.39m x 2.79. Multi-pane window to the front, with farmhouse style tables and chairs overlooking the terrace and beyond.

**First Floor**

Accessed via an internal staircase.

**Lounge**

4.65m x 3.45m, window to front, wooden floor, working fireplace (advised), radiator.

**Kitchen Area**

2.21m x 2.14m, base and wall units, sink and 4 ring gas cooker.

**Bedroom 1**

3.12m x 2.13m, window to front, radiator.

**Bathroom :**

Window to front, bath with shower over, wash hand basin, radiator.

**Second Floor****Bedroom 2**

4.74m x 3.45m, window to front, built in wardrobe, feature fireplace, radiator.

**Bedroom 3**

4.72m x 4.72m (into cupboard), window to front, radiator.

**WC**

Window to rear, low level w.c. and wash hand basin, radiator.

**ACCOMMODATION CONTINUED:****Outside**

Upper terrace with tables and chairs for 12 covers.

Access to ladies and gents separate WC's

**Takeaway**

2.35m x 1.77m, with a serving hatch opening fronting Fore Street. With two fryers, drinks chiller and microwave. Hand wash basin.

Lower Terrace with two trestle tables.





#### TENURE:

Leasehold : Remainder of 15 year lease commenced 2019 on a full repair and insure basis, with a passing rental of £12,950. Landlord use is Restaurant and Premises. The automatic renewal provisions are excluded.

#### PREMISES LICENCE:

We understand the premises has held a Full Licence for the sale of alcohol, which has since lapsed.

#### METHOD OF SALE:

Sale of business as a trading going concern on an Asset Sale basis.

#### SERVICES:

Advised by clients

- Mains Drainage
- Mains Water
- Electricity : Single Phase
- Gas : Bottle

Interested parties to make own enquiries via statutory providers.

#### LEGAL COSTS:

Each party to bear their own costs in regards to this transaction, whether the matter completes or not. Also, 50% each of the Landlords incurred costs via an undertaking at point of instructing solicitors, in relation to the assignment of the lease. Also a Landlord deposit of £5000.

#### BUSINESS RATES & COUNCIL TAX:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> (by postcode and business address) which shows that the current (effective April 2026) rateable value is £17,750, interested parties to make own enquiries.

#### INVENTORY OF FIXTURES & FITTINGS:

All trade fixtures and fittings essential to the running of the business are to be transferred free of lease / lien on Completion.

#### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D(82).

#### FINANCE OF PURCHASE:

If you require and advice on a potential purchase of Harbour Greenhouse, at no initial cost, please contact Graham Timmins on details below.

#### VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

**Graham Timmins** on 01872 247019

Email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)

**Jonny Bright** on 01872 247022

Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)



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