



RESTAURANT CAFE PREMISES, TREVECAN, PENZANCE, TR19 7AQ

Freehold Offers in Excess Of £125,000 or Leasehold Guide Rent of £9,000 PAX

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

The premises are located in the hamlet of Trevescan in west Cornwall between the picturesque Sennen and Lands End and approximately 8 miles west of Penzance, the nearest large town. Penzance is home to around 15,000 inhabitants and has a mainline railway station onto Truro, Exeter and London Paddington.

DESCRIPTION:

Attractive barn premises most recently trading as a restaurant. Many prominent features including a solid fuel burner and a vaulted ceiling within the seating area. The premises would easily re-open as a restaurant offering, or it could even be turned into a dwelling subject to the necessary planning permissions. The premises also benefit from outbuilding, WCs and a large car park.

SCHEDULE OF ACCOMMODATION:

Open plan dining/sitting area with kitchen to the rear, with door to side seating area.

There are exterior WCs and an exterior barn/store.

In all the accommodation totals 1,022 Sq Ft / 94.98 Sq M under Net Internal Area in accordance with RICS Property Measurement, Second Edition.

TENURE / LEASE TERMS:

The premises are available either freehold at offers in excess of £125,000 or leasehold for a term to be negotiated at an annual rent of £9,000 per annum.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £9,100. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property has been applied for.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

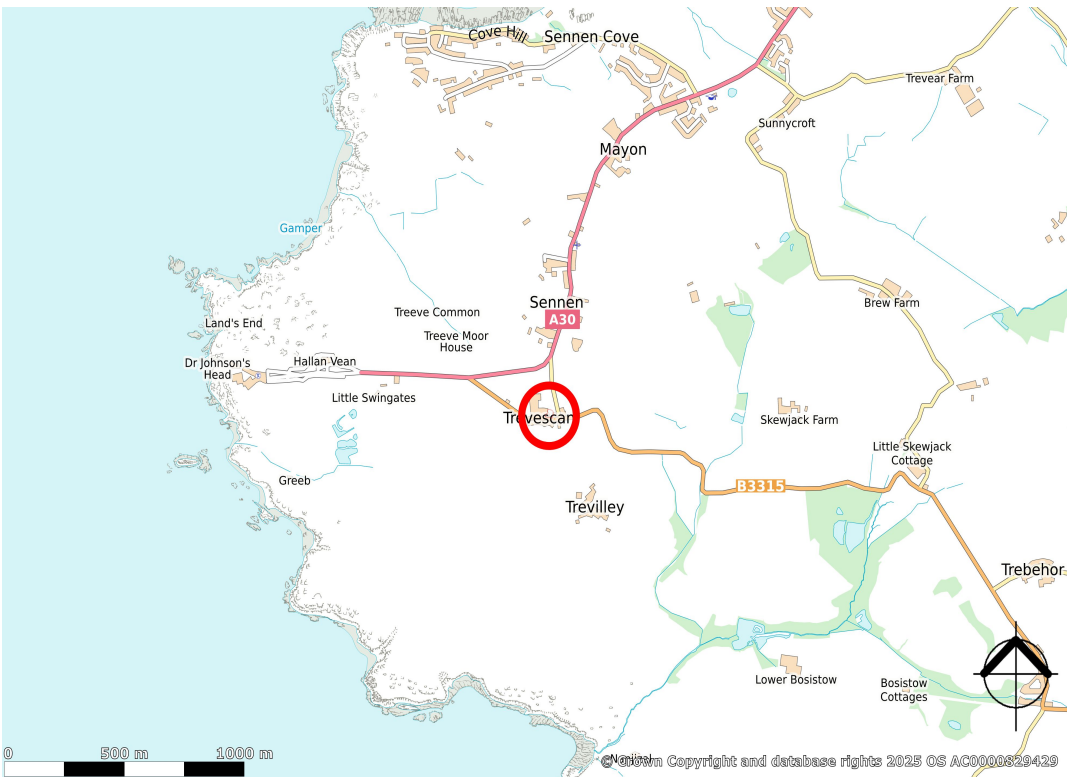
Email jb@miller-commercial.co.uk

Mike Nightingale on 01872 247008

Email msn@miller-commercial.co.uk



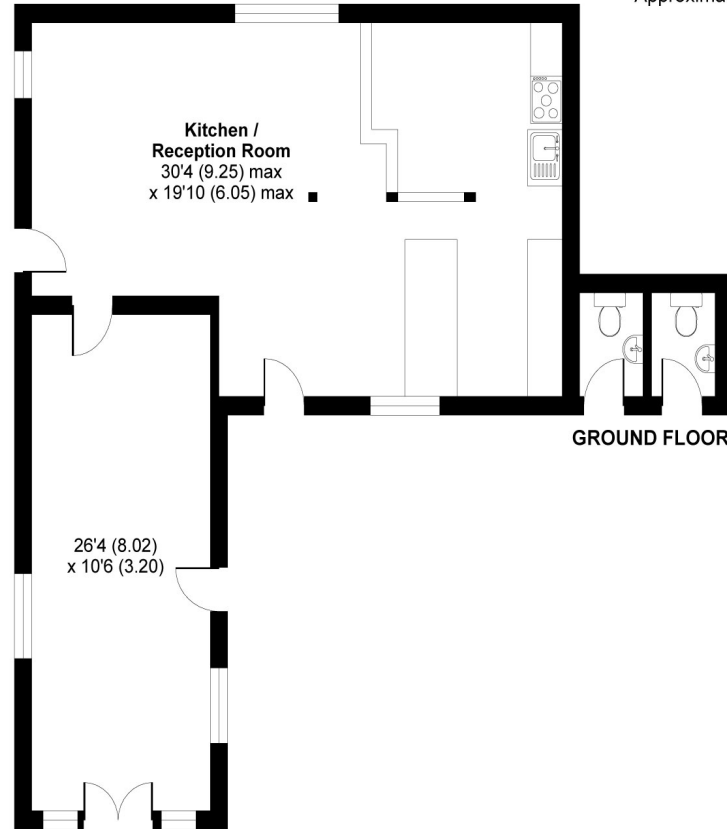




Sennen, Penzance, TR19 7AQ

Approximate Area = 884 sq ft / 82.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Miller Commercial LLP. REF: 1310845

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