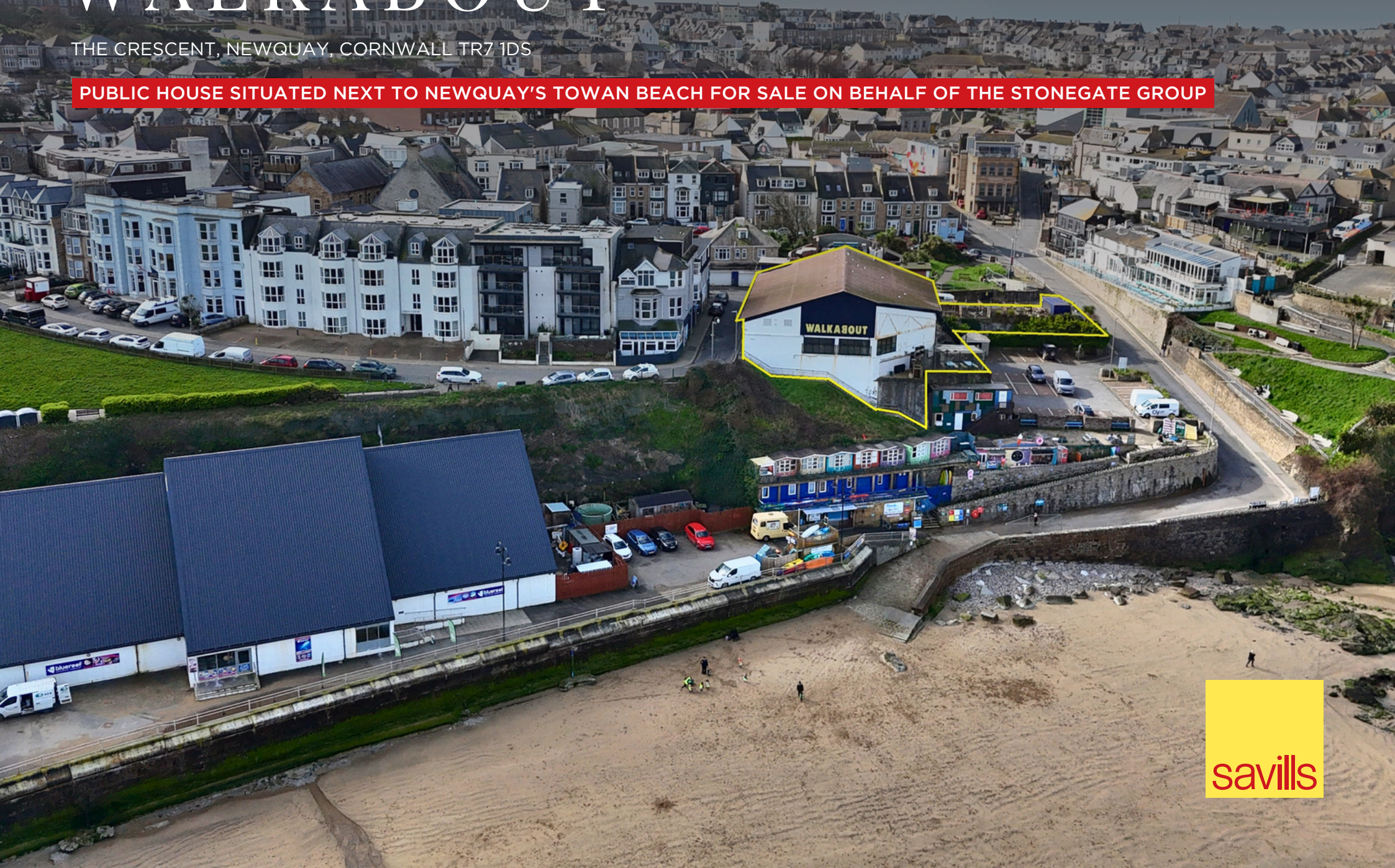


WALKABOUT

THE CRESCENT, NEWQUAY, CORNWALL TR7 1DS

PUBLIC HOUSE SITUATED NEXT TO NEWQUAY'S TOWAN BEACH FOR SALE ON BEHALF OF THE STONEGATE GROUP





WALKABOUT



HIGHLIGHTS INCLUDE:

- Freehold
- North Cornwall coastal tourist location
- Prominent position overlooking town's most central beach in a 0.33 acre plot
- Trading on lower ground and ground levels with external trade area to side
- Staff accommodation over first floor comprising four bedrooms
- Short distance from centre of Newquay and 0.7 miles from Fistral Beach
- Property benefits from 3am premises licence Monday to Sunday
- Property arranged over three levels extending to 11,232 Sq Ft (1,043 Sq M)
- Offers are invited guiding £1,250,000

LOCATION

Newquay is the most populated town in Cornwall and is situated approximately 82 miles west of Exeter and 18 miles north east of St Austell. The area is well serviced by public transport with Newquay Station providing regular services connecting Cornish Main Line to Penzance and seasonal to London.

The Walkabout occupies a prominent position on Crescent Lane close to the junction of Beach Road with Newquay Station 0.6 miles to the east. The surrounding is a mix of residential and commercial with nearby occupiers including The Dead Famous, Saltshed's Bar & Bistro and the Blue Reef Aquarium.

DESCRIPTION

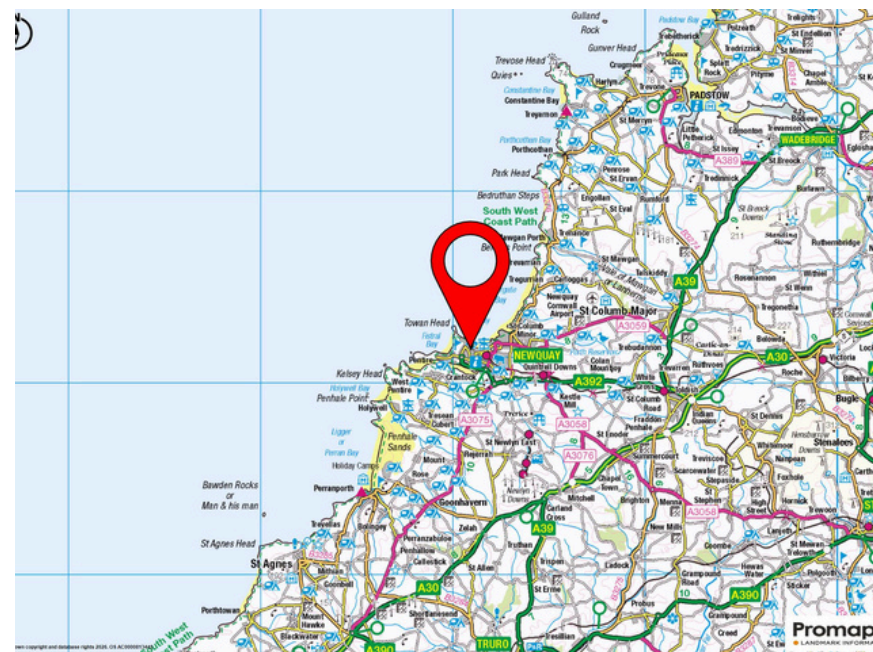
The Walkabout comprises the lower ground, ground and first floors of a detached building with part brick, rendered and timber clad elevations beneath a pitched roof. To the side is an external tiered beer garden laid out to provide seating for customers with beach views.

LINKS

LOCATION



GOOGLE STREET VIEW



ACCOMMODATION

Upper Ground The upper ground floor provides an open plan trading area with a long bar servery and seating on loose tables and chairs for 120 customers across raised sections. Ancillary areas include customer WC's.

Lower Ground The lower-ground floor provides an open plan trading area with a bar servery and seating on loose tables and chairs and bench seating for 32 customers. Ancillary areas include customer WC's, open trade kitchen, cellar and stores.

First Floor The first floor provides four bedrooms, three bath/shower rooms, kitchen and living room. Ancillary areas include laundry room and office.

External Customer areas are provided by way of a tiered terrace to the side of the property with approximately 100 seats

TENURE

The property is held freehold (Title Number CL61501).

PREMISES LICENCE

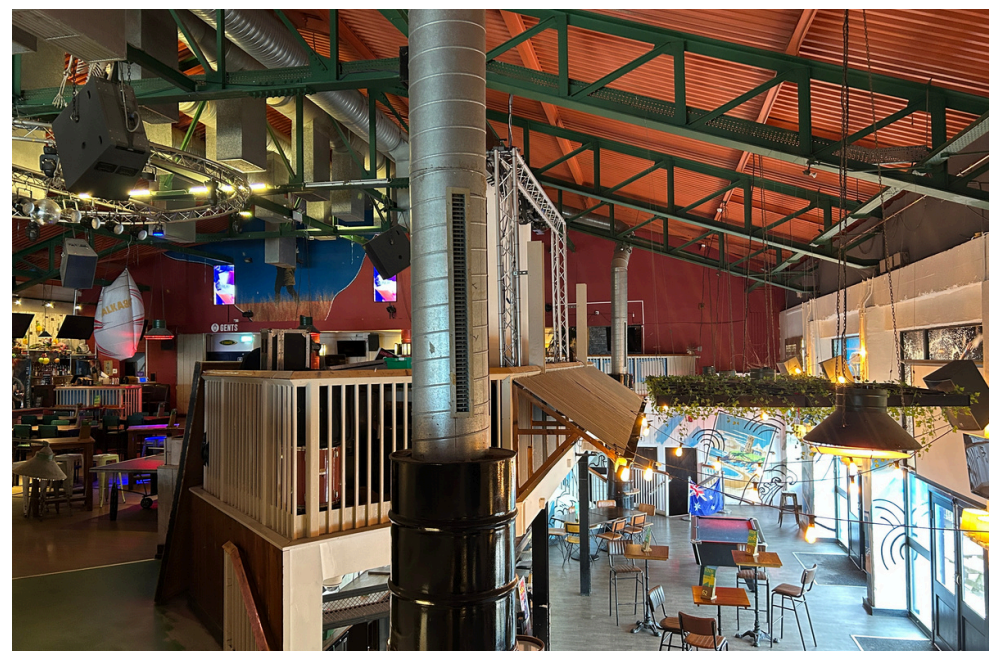
The property benefits from a premises licence permitting the sale of alcohol until 03:00 Monday to Sunday.

PLANNING

The property is not listed or situated within a conservation area.

EPC

E - 103



RATEABLE VALUE

£128,000

TERMS

Offers are invited guiding £1,250,000 for the benefit of our clients freehold interest.

VAT

VAT may be applicable in addition to the purchase price.

FIXTURES & FITTINGS

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.



FLOOR PLANS

Walkabout, Newquay

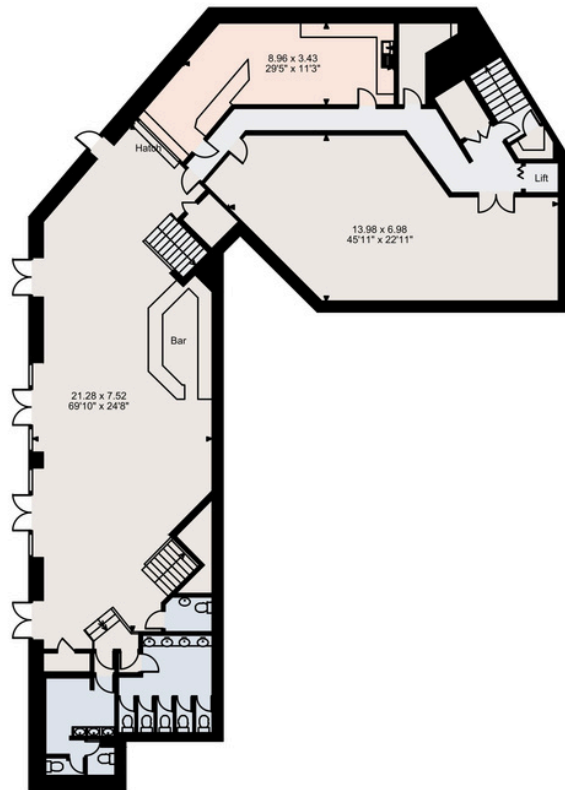
Lower Ground Floor gross internal area = 3,597 sq ft / 334 sq m

Ground Floor gross internal area = 5,718 sq ft / 531 sq m

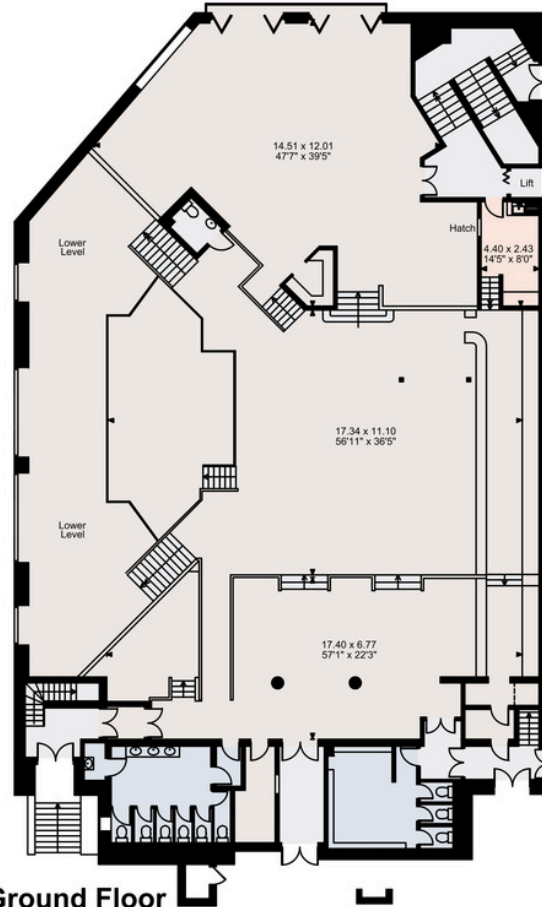
First Floor gross internal area = 1,576 sq ft / 146 sq m

Total gross internal area = 10,891 sq ft / 1,012 sq m

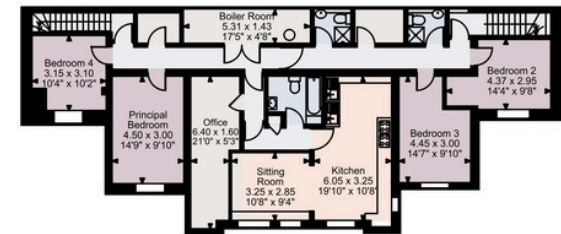
Quoted Area Excludes 'External C/B'



Lower Ground Floor



Ground Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills and under no circumstances should any direct approach be made to any of the pub staff.

CONTACT

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