



# THE BAKEHOUSE RESTAURANT

SBC  
PROPERTY



# THE BAKEHOUSE RESTAURANT

## CHAPEL STREET

## PENZANCE

## CORNWALL TR18 4AE

- Outstanding bar restaurant opportunity on historic Chapel Street, Penzance
- Offers quality and refurbished bar restaurant areas for 60 covers
- Outside courtyard trading area

**OIRO £99,500 FOR THE LEASEHOLD INTEREST TO INCLUDE FIXTURES & FITTINGS PLUS SAV**



## LOCATION

The Bakehouse Restaurant is located on a off-street location on Chapel Street, Penzance. The Bakehouse offers a ground floor restaurant and bar with first floor bar restaurant on one of the most attractive streets in Penzance, with many restaurants and retail outlets.

Penzance is a large town in this area of Cornwall centred around its own harbour with excellent road and railway network and air links to the Isles of Scilly.

## DESCRIPTION

The Bakehouse Restaurant lies off street within its own courtyard area and comprises a linked modern two-storey unit of granite and stone under a pitched slate roof and was formerly a bakery.

## THE BUSINESS

The Bakehouse Restaurant has traded for many years as a quality licensed restaurant in this lovely and prominent location. The business is open all year round six nights a week Monday to Saturday, from the beginning of June until the beginning of September (summer season), dropping to five nights a week for the remainder of the year. The business has a collection-only takeaway service Monday to Saturday 5.45pm - 8.15pm. The restaurant is popular with loyal and local clientele, boosted by the many visitors to the area.

## ACCOUNTS

Financial information will be made available to seriously interested parties following an initial viewing.

## ACCOMMODATION (Areas are approximate)

### MAIN ENTRANCE

#### GROUND FLOOR RESTAURANT BAR AREA (5 x 9m)

Modern, contemporary style restaurant area fully fitted and equipped for 30+ covers. Wood floor.

#### BAR COUNTER

Stainless steel counter with feature antique bakery ovens and cash register.

#### COMMERCIAL KITCHEN (4.8 x 3.8m)

Fully fitted and equipped kitchen area with Weyroc cladding, Blue Seal 6-burner lava rock range, counter refrigerators, glass wash and Altro flooring.

#### STAIRWAY TO FIRST FLOOR

#### RESTAURANT BAR AREA (8.35 x 5.5m)

Delightful A-frame style enclosed space. Wood floor. Fully fitted and equipped for circa 30 covers.

#### BAR SERVERY

High oak framed counter with ice machine.

#### GENTS WC

Urinal, wc and wash hand basin.

#### LADIES WC

Two wc and wash hand basin.

#### BALCONY AREA

Located at first floor level for approximately six covers.

#### OUTSIDE

Delightful courtyard area equipped for circa eight to 10 covers.

## 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.)

## 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 £7,700 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)), although we are advised that small business relief does apply.

## 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.)

## ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of C under Certificate Reference Number 0260-3965-0396-8711-2020.

## TENURE

The property is offered with the remainder of a 15-year lease from 31st January 2017 from a private landlord, at a passing rent of £21,000 per annum, with three yearly rent reviews and full landlord and tenant protection.

## PRICE

Offers invited in the region of £99,500 for the leasehold interest to include fixtures and fittings. Stock at valuation.

## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

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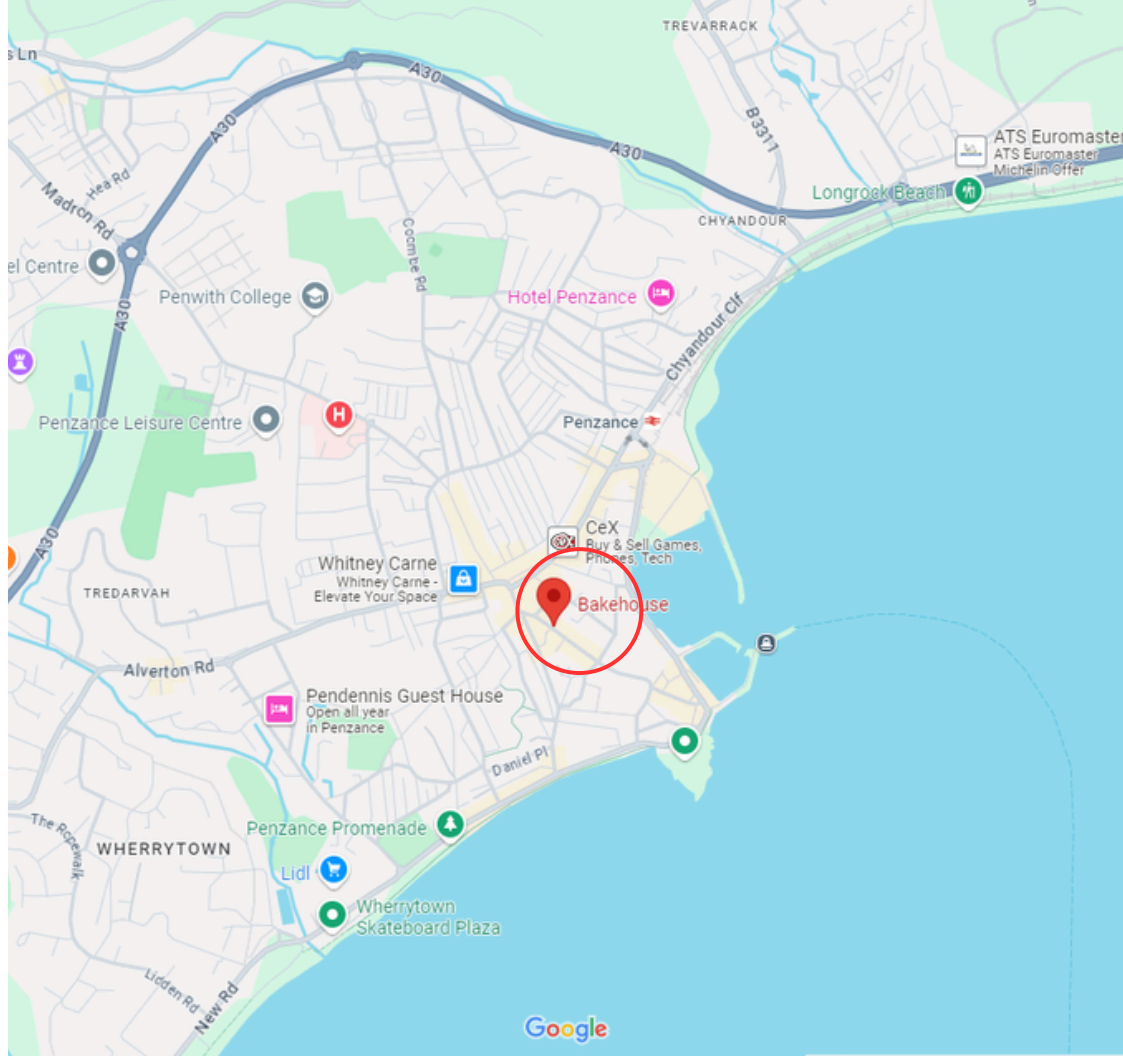
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## CHARTERED SURVEYORS

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