

harbour view





# THE HARBOUR VIEW, 24 ARWENACK STREET, FALMOUTH, CORNWALL TR11 3JB

- A stunning contemporary style licensed café/restaurant enjoying some superb views over Falmouth Harbour and the Carrick Roads beyond
- Well-appointed 44-cover restaurant with built-in bar servery
- A 28-cover terrace, again enjoying the fine views
- Equipped commercial kitchen and preparation areas
- Available to the market for the first time in approximately 20 years
- Average turnover in excess of £350,000 per annum

**LEASEHOLD - GUIDE PRICE £99,950 PLUS SAV**





## LOCATION

Harbour View occupies an enviable trading location on Arwenack Street in Falmouth, enjoying much pedestrian flow between the town centre and Events Square. Falmouth is one of the UK's most popular harbour resorts and has a vibrant local population attracting large numbers of tourists throughout the year due to its beautiful harbour, coastline, beaches and the National Maritime Museum.

## DESCRIPTION

This outstanding licensed café/restaurant has been carefully refurbished and extended by the current owners to offer a contemporary glass-fronted 44-cover restaurant area, taking in the superb views over Falmouth Harbour towards the Carrick Roads and the Roseland Peninsula beyond.

The restaurant includes a fitted bar servery and also, on the ground floor, is the equipped commercial kitchen, preparation and wash areas. On the lower ground floor are ladies, gents and staff cloakrooms and a useful dry store. A real feature of the property is the well-proportioned 24-cover terrace which provides excellent al-fresco dining opportunities, and again takes in the most pleasant harbour vista.

### SCHEDULE OF ACCOMMODATION

Restaurant	-	(6.56 x 7.87m)
Bar	-	(4.46 x 1.62m)
Kitchen	-	(2.84 x 2.82m)
Wash up/Preparation area	-	(2.81 x 1.89m)
Lower ground floor dry store	-	(2.81 x 3.46m)

For further information, interested parties are welcome to view our clients' website ([www.harbourdining.com](http://www.harbourdining.com)).

## THE BUSINESS

The popular licensed business trades from 9am to 9pm during the peak summer season, closing at 3pm during the quieter winter months, with the exception of Fridays and Saturdays. Harbour View offers eclectic menus for breakfast, lunch, afternoon tea, dinner and also drinks and cocktails.

The business, which is available for the first time in approaching 20 years, has a strong business track record with an average turnover in excess of £350,000 over the last six years. Further accounting information will be made available to seriously interested parties following a viewing appointment.

## 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.

## 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.)

## 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.)





## BUSINESS RATES

The property has a Rateable Value of £30,750 (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))

## EPC

Harbour View has an EPC Rating of C under Certificate Reference Number 0106-3100-1807-4008-3208.

## TENURE

Leasehold. A new 12-year full repairing and insuring lease with three yearly rent reviews at an initial rent of £20,000 per annum.

## GUIDE PRICE

£99,950 plus stock at valuation.

## VIEWING/FURTHER INFORMATION

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

SBC Property

Daniell House

Falmouth Road

Truro

Cornwall TR1 2HX

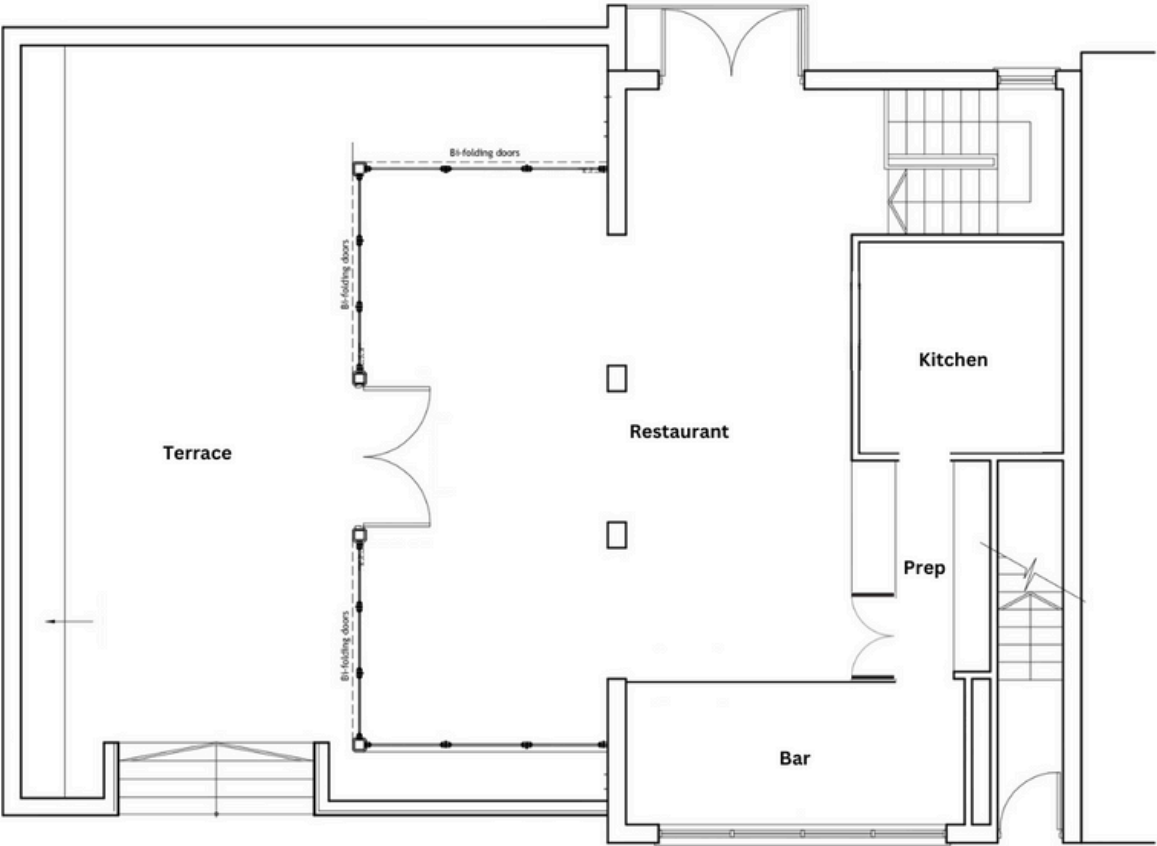
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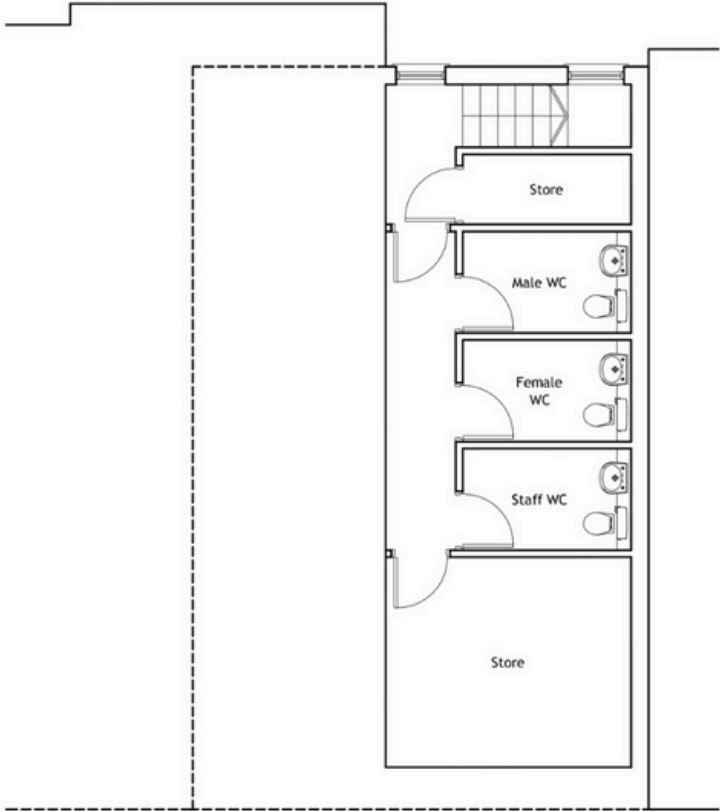
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# Floor Plan



Ground Floor Plan



Basement Floor Plan





## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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