



COFFEE & COCKTAILS  
12 BEACH RD

12 BEACH RD

12

The Crescent Hotels



# 12 BEACH ROAD NEWQUAY, CORNWALL TR7 1ES

- Outstanding bar restaurant opportunity, prominent town location
- Bar restaurant areas with first floor restaurant overlooking Towan Beach
- Excellent location with outside trading area

**OIRO £200,000 FOR THE NEW  
LEASEHOLD INTEREST TO INCLUDE  
FIXTURES & FITTINGS PLUS SAV**





# LOCATION

Newquay is Cornwall's premier tourist resort and has a resident population in the order of 20,000 persons and this is significantly enhanced during the seasonal period with large numbers of tourists attracted to its beaches, coastline and good access to other Cornish attractions.

The town is equidistant between Lands End and Devon and is accessed via the A392 and is positioned approximately 15 miles north of the cathedral city of Truro, 22 miles from Rock and Padstow with Bodmin and the A30 within 20 miles. It has the benefit of a branch line rail connection linking with the main line at Par where services are offered to London Paddington with a journey time of approximately 4 1/2 hours. Newquay also houses the principal airport for Cornwall offering regular flights to London and other UK airports as well as a number of European destinations.

Newquay's growth in popularity is due to the huge interest in surfing together with budget internal flights to Cornwall Airport Newquay from London and beyond which has greatly increased the popularity of the restaurant and is also accessed via Great Western Railways.

12 Beach Road is located in the main licensed circuit of Newquay, overlooking Towan Beach, with extensive sea views and lies below Fore Street, the main thoroughfare through the town. Other venues located nearby include Walkabout, Sailors Pub/Club, Central Inn and the Slug & Lettuce. It also lies close to the tourist attraction of the Blue Reef Aquarium.

# DESCRIPTION

The premises form part of an extensive detached property on two-storeys, fronting Beach Road. The property has been refurbished and upgraded to offer superb restaurant facilities.

# ACCOMMODATION (Areas are approximate)

## MAIN ENTRANCE VIA BEACH ROAD

## ENTRANCE VESTIBULE

## MAIN BAR RESTAURANT AREA (30 x 10m)

**Fully fitted and equipped for approximately 50+ covers.**

## BAR SERVERY

## GENTS WC

## LADIES WC

## OUTSIDE TERRACE

**Superb views across Towan Beach and beyond. Fully fitted and equipped for 50+ covers.**

## STAIRWAY TO FIRST FLOOR BAR RESTAURANT AREA (17 x 5m)

**Fully fitted and equipped bar dining area with glorious views across the beach and beyond, leading to outside terrace area for additional 50 covers.**

## BAR SERVERY

## BEER CELLAR

## COMMERCIAL KITCHEN (12 x 4m)

**Fully equipped commercial kitchen area.**

## OFFICE

## STORE ROOM

## DRY STORE

## SPIRIT STORE

## COLD STORE

## THE BUSINESS

The business traded as No 12 since 2019, having a rooftop restaurant.

## ACCOUNTS

No accounting information is available.

## 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 £49,250 (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)).

## 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

EPC Rating : B

Certificate number : 6380-7468-2375-1567-1507

## TENURE

The property is offered on a new 10/15-year lease with an asking rental of £90,000 per annum and full landlord and tenant protection.

## PRICE

Offers invited in the region of £200,000 for the leasehold interest to include fixtures and fittings and stock at valuation.



## VIEWING/FURTHER INFORMATION

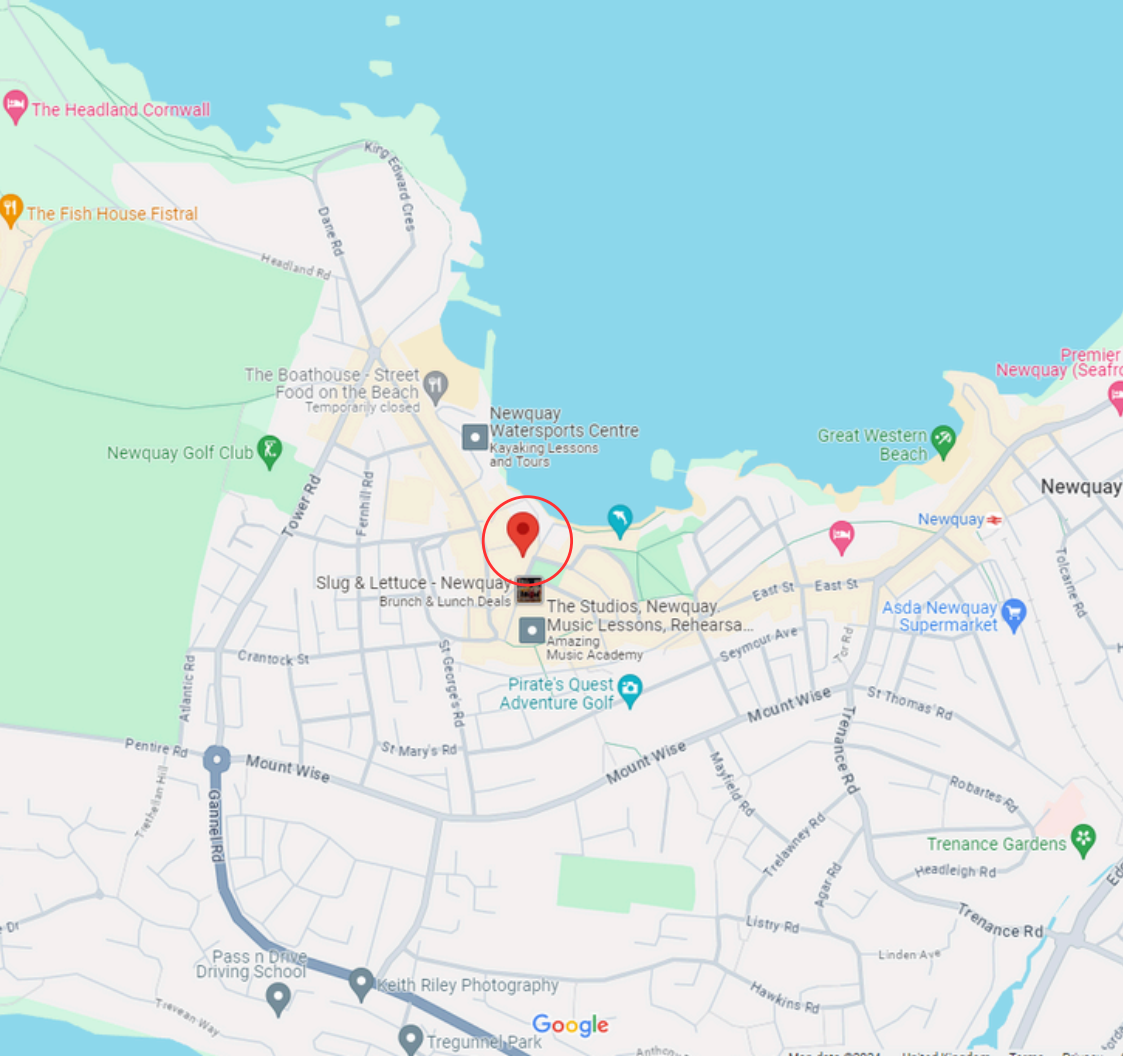
Viewing strictly by appointment with SBC Property the sole selling agents.

SBC Property  
Daniell House  
Falmouth Road  
Truro  
Cornwall TR1 2HX

**FAO :**       **Jeremy Beeching**  
**TEL :**       **01872 277397**  
**EMAIL:**     **Jeremy@sbcproperty.com**



The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.



## CHARTERED SURVEYORS

### COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

T: 01872 **277397**

E: [Jeremy@sbcproperty.com](mailto:Jeremy@sbcproperty.com)

E: [enq@sbcproperty.com](mailto:enq@sbcproperty.com)

*SBC Property is the trading name of Scott Burrige Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burrige Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burrige Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.*

*The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.*



