



BAR RESTAURANT OPPORTUNITY, PENZANCE



BAR RESTAURANT OPPORTUNITY

**4 THE PROMENADE
QUEENS BUILDINGS
PENZANCE
CORNWALL TR18 4HH**

- **Bar restaurant opportunity on a prime location on The Promenade overlooking Mount's Bay**
- **Formerly traded as Gino's Italian Restaurant for up to 100 covers**
- **Requires significant refurbishment**

**NIL PREMIUM FOR NEW LEASE TO
INCLUDE REMAINING FIXTURES & FITTINGS
SOLE AGENT**





LOCATION

The bar restaurant premises is located on The Promenade in the centre of Penzance, situated within The Queens Hotel complex with views overlooking Mount's Bay towards St Michael's Mount and across the Lizard Peninsula.

Penzance is the main social and administrative centre for the west of Cornwall, centred around an historic harbour, with excellent road and rail network, together with air and sea links to the Isles of Scilly. Penzance has a resident population of some 20,000+ persons which is greatly expanded during the seasonal months with the many visitors to the area. The property also lies close to the Jubilee Pool, the UK's largest seawater pool, and geothermal pool.

DESCRIPTION

The property comprises a lock-up, end-of-terrace bar restaurant within the Queens Hotel building, which is an extensive, multi-storey granite and stone construction built in the 19th Century, under a pitched slate roof with later extensions.

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.)

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

Limited fixtures and fittings associated with the former use of this type of property will be included in the sale but the site will require extensive refurbishment and refitting works to be undertaken.

BUSINESS RATES

The property has a Rateable Value of £4,700 (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of E under Certificate Reference Number 0260-6239-0370-3130-7040.

THE BUSINESS

The bar restaurant formerly traded as Ginos, a very successful Italian, for many years. We believe the site will attract bar restaurant owners wishing to trade from this prominent location on The Promenade, Penzance.

ACCOUNTS

No accounting information is available.

ACCOMMODATION (Areas are approximate)

MAIN ENTRANCE

VESTIBULE

MAIN BAR RESTAURANT (6.5 x 14.25m)

Dual aspect overlooking Mount's Bay, Newlyn and St Michael's Mount. Previously fitted and equipped for 50+ covers.

BAR SERVERY

Long return counter.

OFFICE

DINING AREA (8.45 x 5m)

Formerly fitted and equipped for 40+ covers.

ADJACENT DINING AREA (4.1 x 4.45m)

Formerly fitted and equipped for circa 20 covers.

COMMERCIAL KITCHEN (5 x 8m)

With aluminium extraction fan, range of stainless steel shelving and stainless steel sink units, walk-in refrigerator, dry store.

LOBBY TO BASEMENT LEVEL

BEER CELLAR

LADIES WC

GENTS WC

STORAGE AREA

OUTSIDE

To the front of the property lies The Promenade with Morrab Road to the side of the property.



TENURE

The property is being offered with a new 7-year lease, free-of-tie on internal repairing and decorating terms with an asking rental of £50,000 per annum.

PRICE

Nil premium.

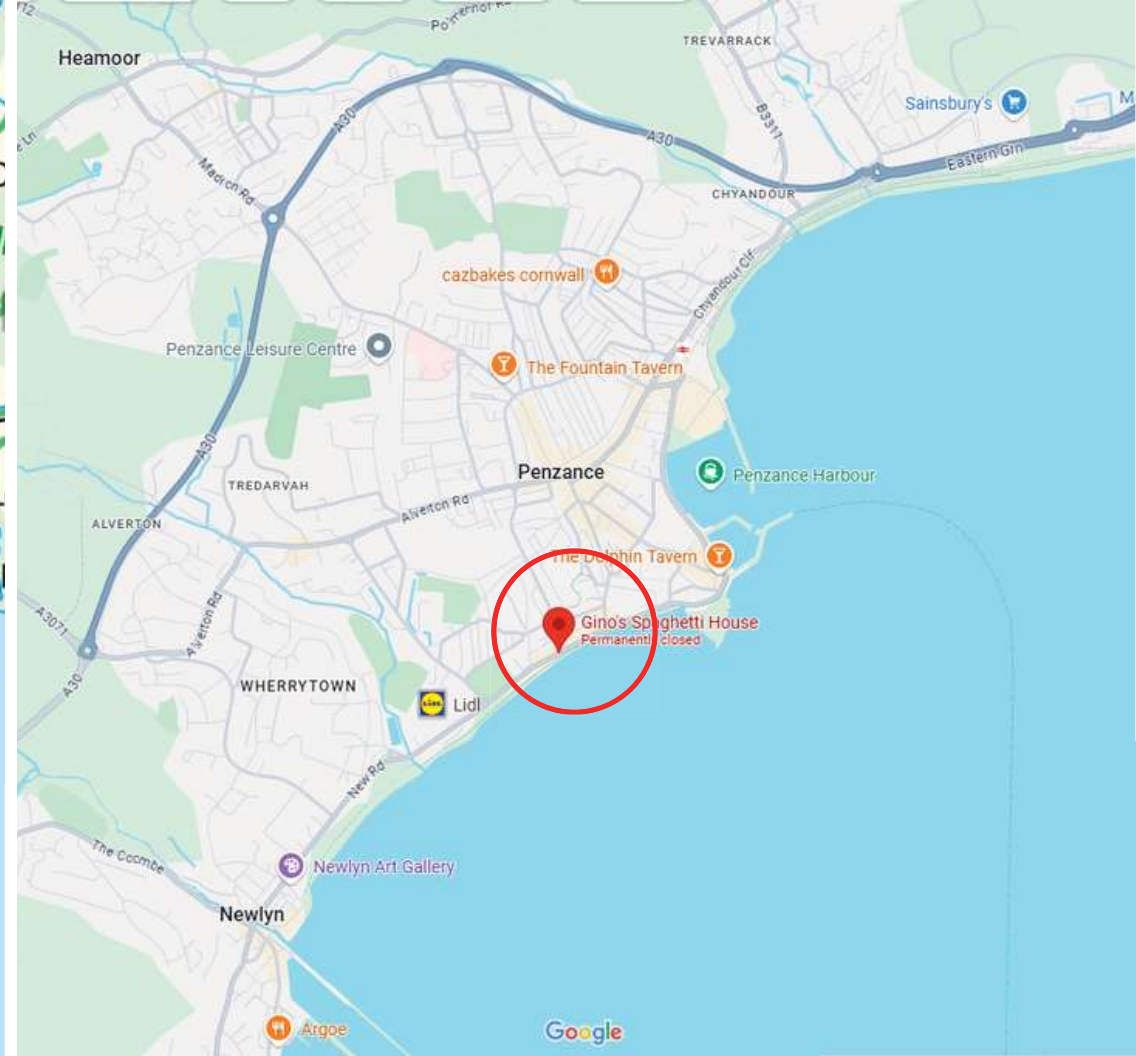
VIEWING/FURTHER INFORMATION

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**





CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 277397
E: Jeremy@sbcproperty.com
E: enq@sbcproperty.com

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