



# The Cadgwith Cove Inn

Cadgwith Cove, Nr Helston, Cornwall TR12 7JX

- Coastal pub restaurant with accommodation located on the Lizard Peninsula
- Offers delightful traditional style bar restaurant areas 60+ covers
- Enclosed outside terrace overlooking Cadgwith Cove Harbour, equipped for 50+ covers
- 6 letting rooms, 3 with en-suite shower rooms and 5 with sea views
- Owners 1 bedroom accommodation

OIRO £125,000 FOR THE LEASEHOLD INTEREST TO INCLUDE GOODWILL, FIXTURES & FITTINGS PLUS SAV





## LOCATION

The Cadgwith Cove Inn is located in the centre of the picturesque coastal village of Cadgwith, a quintessential Cornish harbour village on the southern tip of the Lizard Peninsula. The village is focused around Cadgwith Cove where fishing boats continue to ply their trade as they have done so for hundreds of years.

The Cadgwith Cove Inn can only be described as iconic and unique, occupying a prominent position overlooking this ancient fishing village. The village of Cadgwith, as stated lies on the Lizard Peninsula between Lizard and Coverack. The nearest town is Helston, approximately 10 miles distant.

## DESCRIPTION

The Cadgwith Cove Inn is a traditional style detached Grade II Listed, granite and stone construction under a slate roof built in the 17th/18th Century, with outside terracing.

## ACCOMMODATION

(All dimensions are approximate)

### MAIN HALLWAY ENTRANCE

Feature parquet flooring.

### MAIN PUBLIC BAR AREA (5.75m x 4.5m)

Delightful and traditional style bar area with open beam ceilings, parquet flooring, feature stone fireplace and equipped with fixed bench seating and a range of furniture and decorated with an interesting and wide array of antique nautical artefacts.

### BAR SERVERY

Main bar counter fitted with electric tills and bottle display refrigerators and Barista Coffee Machine.

### REAR BAR (5.65m x 5.9m)

Traditional style with open beam ceiling and skylights with large freezer, fridges, hospitality servery area, soft drink storage and breakfast servery area.

### MAIN RESTAURANT (4.5m x 3.75m)

Traditional style bar dining area equipped for 60+ covers with open beam ceiling and patio doors leading to outside seating area.

## COMMERCIAL KITCHEN

Main kitchen area with 4-burner gas range, 2 additional table top commercial ovens, deep fat fryers, microwave oven, warming cabinets, stainless sink unit and range of refrigeration. Dishwasher, food mixer and dry storage area.

## STAIRWAY TO FIRST FLOOR

### OWNERS ACCOMMODATION

#### BEDROOM 4

Double dual aspect.

#### UTILITY ROOM

#### OFFICE

#### WC/SHOWER ROOM

#### BEDROOM 2

Double front with views over cove.

#### BEDROOM 3

Double front with views over cove. En-suite.

## STAIRWAY TO SECOND FLOOR

#### BEDROOM 5

Kingsize/Twin with views over the village.

#### BEDROOM 7

Kingsize/Twin with sea view and large ensuite.

#### BEDROOM 8

Family Room/Double with ensuite and sea view.

#### BEDROOM 6

Double with sea view.

## BATHROOM

## LAUNDRY ROOM

## OUTSIDE

To the front of the property lies an enclosed paved patio area equipped for a further 50 covers, part thatched cover with smoking facilities. Walkway to first



floor gives private entrance to the letting accommodation.

#### **SHED**

For additional storage

#### **GARAGE**

With parking for 6/7 cars.

#### **LADIES TOILET**

WC, wash hand basin.

#### **GENTS TOILET**

Urinal, wc, wash hand basin.

#### **BEER CELLAR**

Cellar cooling unit, ice machine.

#### **BUSINESS**

The Cadgwith Cove Inn has traded under the same ownership for many years and has only come to the market due to vendors plans for a new business venture. The award-winning Cadgwith Cove Inn offers a once in a lifetime opportunity to acquire a prominent, unique, quintessentially Cornish pub with dining facilities and accommodation located in this unique location in the centre of the delightful fishing village of Cadgwith.

The business opens 7 days a week throughout the year. The Cadgwith Cove Inn is primarily a community style, child and dog friendly pub, which receives an exceptional boost during the long seasonal months with the many visitors to the area which include walkers along the coastline.

The business provides quality home-cooked cuisine and we are advised that the current split between wet, dry and accommodation is 46% wet, 41% dry and 13% accommodation.

#### **ACCOUNTS**

In the normal manner, financial information will be made available to seriously interested parties following an initial viewing.

#### **FIXTURES, FITTINGS & EFFECTS**

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, electricity and LPG for cooking and oil-fired central heating. *(We would point out that no testing of any of the services has been carried out by the agent.)*

#### **BUSINESS RATES**

The property has a Rateable Value of £54,250 (VOA website 2017 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**

The premises has an EPC Rating of E under Certificate Reference Number 0190-7543-4530-0700-2203.

#### **TENURE**

The premises are held on a 20 year lease dated 28th April 2006 from Punch Taverns with a five yearly rent review pattern linked to RPI at a current passing rent of £60,000 per annum.

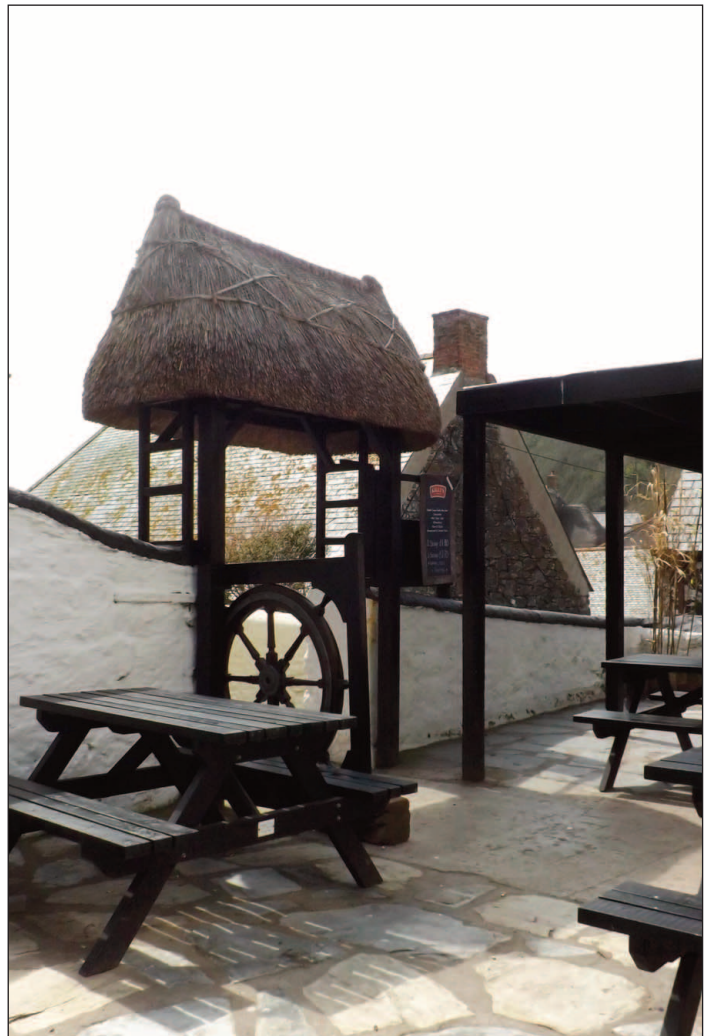
#### **VIEWING**

Strictly by prior appointment with the Sole Selling Agents SBC Property.

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*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 offices. 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.*



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