



THE SALAMANDER RESTAURANT & FLAT



THE SALAMANDER

4-6 TREGONEY HILL

MEVAGISSEY CORNWALL

PL26 6RD

- **CORNWALL COASTAL VILLAGE FREEHOLD RESTAURANT WITH 4 BEDROOM MAISONETTE**
- **INTERNAL SEATING FOR UP TO 30 COVERS WITH SPACIOUS FULLY EQUIPPED KITCHEN**
- **REAR COURTYARD, STORES AND GARAGE, VERY RARE PARKING FOR UPTO 3 CARS**
- **SPACIOUS 4-BEDROOM LIVING ACCOMMODATION WITH SEPARATE ACCESS, PRIVATE DECKING**
- **FORMERLY TWO UPPER FLATS WITH POTENTIAL TO REVERT TO PROVIDE 1 BED & 2 BED**
- **EXCELLENT BUSINESS WITH HIGH PROFITS AND SUPERB REPUTATION**
- **GRADE II LISTED BUILDING**



FREEHOLD GUIDE PRICE - £549,950 + STOCK



LOCATION

The Salamander Restaurant is situated in the heart of the popular and picturesque fishing village of Mevagissey, found on the south Cornish Coast. The village is focused around its quaint working harbour, with its narrow streets bustling with eateries and retail shops, attracting high levels of tourist visitors throughout the year in addition to the active local community, with the village supported by a primary school, doctors surgery and within easy reach of St. Austell (circa 5 miles) and the city of Truro (circa 15 miles). Mevagissey is situated on a popular stretch of Cornish coast, in an AONB with a number of beaches and harbours nearby and attractions such as the Lost Gardens of Heligan (2 miles) and the Eden Project (5 miles).

Found on Tregoney Hill, the restaurant occupies a central position in the village within a short and level walk from the harbour and main car parks, amongst the shops and cafes and numerous residential accommodation and holiday lets.

DESCRIPTION

The Salamander Restaurant is found within an attractive period building with two mullioned bay windows, well decorated and presented with internal seating area for up to 30 covers, a bar serving area and WC. To the rear is a well equipped and spacious commercial kitchen with extraction, wash and prep area, natural ventilation and light, with a door to a courtyard giving access to a laundry room and WC

A garage\store found to the side of the yard. External steps from the courtyard lead up to a spacious private decking area and access to the residential accommodation. A door leads into a reception lobby and through to a front facing lounge, with separate kitchen, a bathroom and double bedroom. Stairs lead up to the second floor level, currently configured to provide a further 3 double bedrooms, kitchen and bathroom. Formerly two separate flats, the current owners combined the accommodation and there is scope to revert to two flats, to offer a 1-bedroom first floor apartment with 2-bedroom flat at second floor (subject to any necessary statutory consents).

THE BUSINESS

The Salamander Restaurant is one of Mevagissey's most established restaurants. Our clients took over in 2007 offering a well considered, locally sourced menu, opening evenings only offering immediate scope to expand the business with a day time offering. The business has excellent and stable turnover with high profits, opening 7 days a week throughout the busy months with a short winter closure in the off season. The business is well configured, staffed and equipped. Well regarded Salamander, has a rare 5 star review on Tripadvisor, ranked number 1 in Mevagissey, 4.7 on Google and 4.9 Facebook.

The business trades very well and offers an excellent opportunity to acquire a rare Freehold opportunity in this picturesque coastal village with good profits and spacious accommodation,, with outside areas and parking and scope to expand the business and property further subject to owners tastes\requirements.

ACCOUNTS

Financial trading accounts will be made available to seriously interested parties, following a viewing appointment or by application.

BUSINESS RATES/COUNCIL TAX

Prospective occupiers should check with Cornwall Council to the actual rates payable. Qualifying occupiers may obtain a 100% discount. Rateable Value £6,400.

Council Tax Band B

ACCOMMODATION (Areas are approximate)

All measurements are approximate and should be checked. Maximum dimensions shown.

Ground Floor

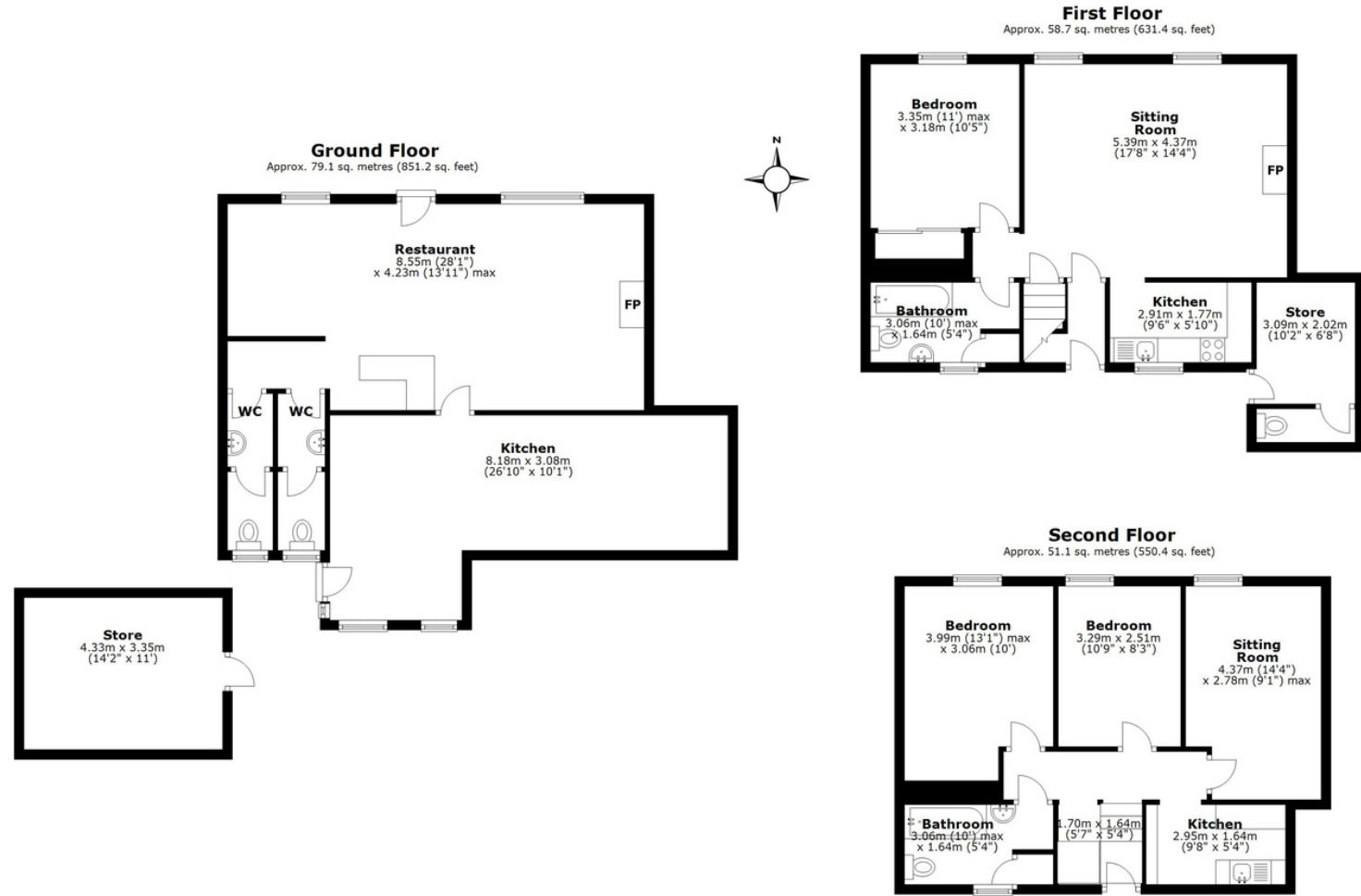
- Restaurant - 8.55m x 4.70m 30 covers
- WCs
- Kitchen - 8.15m x 3.21m
- Wash-up - 1.12m x 2.19m
- Laundry Room - 3.09m x 2.02m
- Garage\Store - 3.34m x 4.34m

First Floor

- Lounge - 3.34m x 4.34m
- Kitchen - 1.78m x 2.91m
- Bathroom - 1.63m x 2.48m
- Bedroom - 3.20m x 3.85m

Second Floor

- Bedroom - 3.11m x 3.91m
- Bedroom - 3.32m x 2.51m
- Bedroom - 3.32m x 2.51m
- Bathroom - 2.11m x 1.58m
- Kitchen - 2.95m x 1.73m



Total area: approx. 188.9 sq. metres (2032.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such.
Plan produced using PlanUp.

Salamander, Mevagissey

EPC

- Restaurant C 7521-7486-7940-6418-3264
- Flat F 0248-3003-5205-0802-9204

FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale a detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council. Any prospective purchaser is advised to take appropriate specialist advice to transfer of the alcohol licence and legal requirements.

VIEWING/FURTHER INFORMATION

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

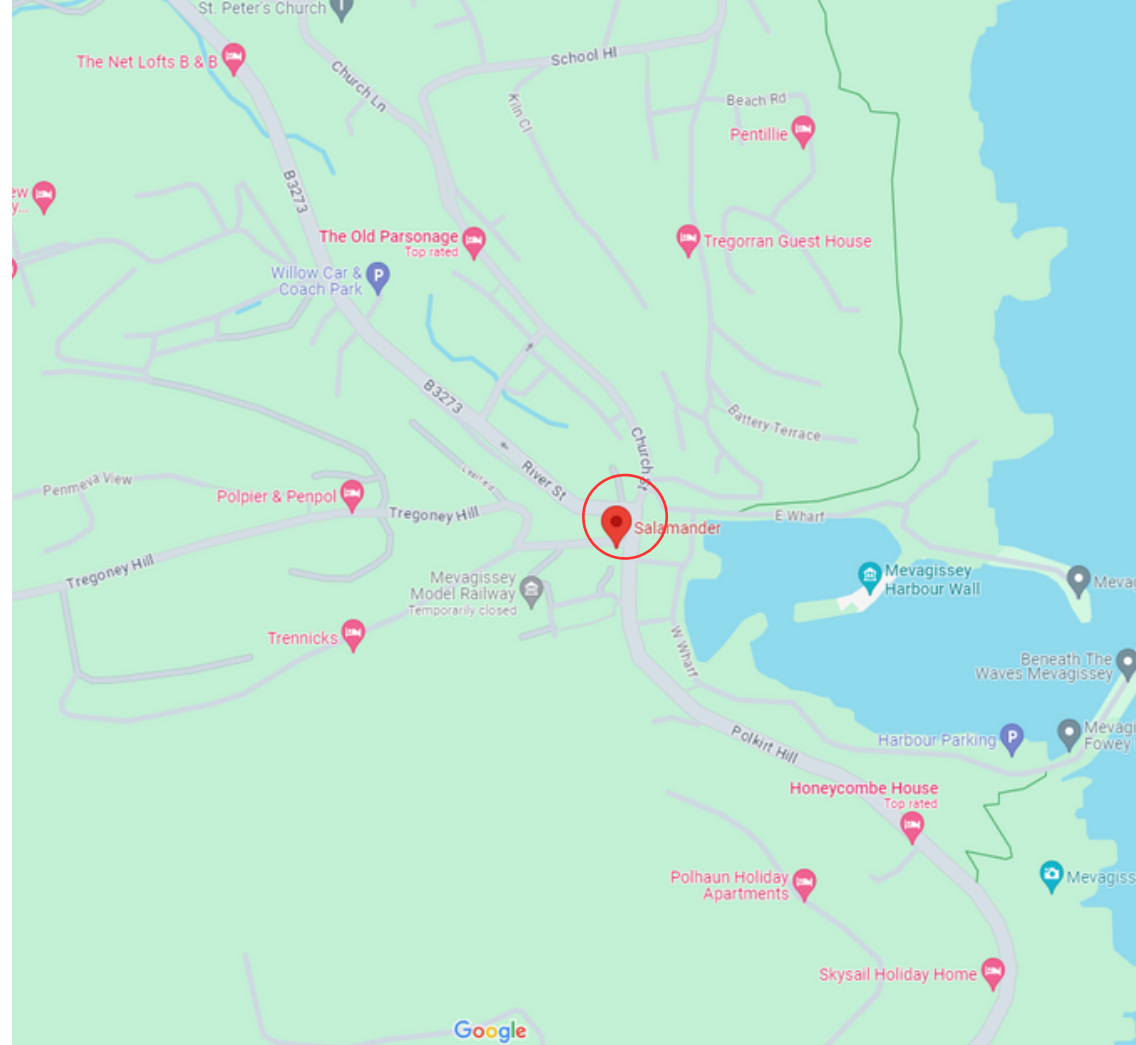
SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

FAO : Barney Peters
TEL : 01872 277397
EMAIL: barney@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

T: 07738 321136

E: Barney@sbcproperty.com

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