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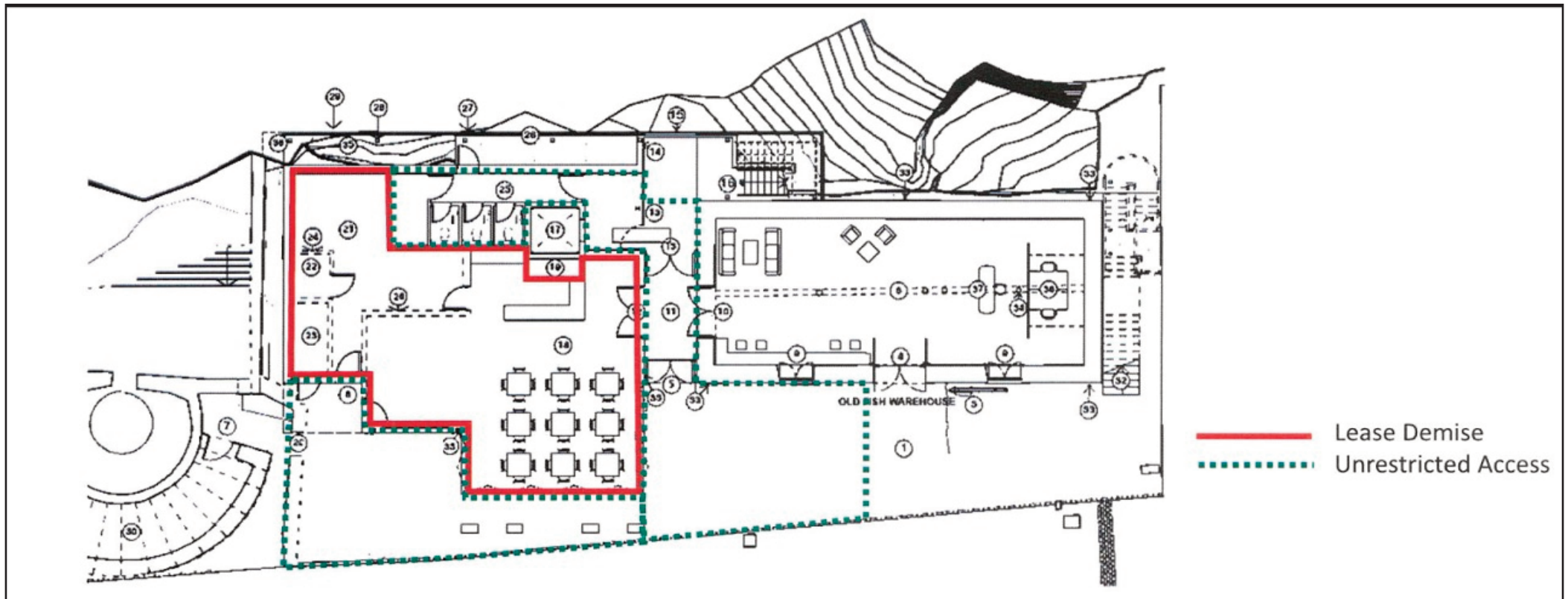
The Porthleven Arts Hotel Restaurant

Breageside Quay, Porthleven, Cornwall TR13 9JD

- Restaurant tenant sought as partner for Porthleven's new luxury hotel development
- Restaurant bar opportunity within a new 18-bedroom luxury hotel on Porthleven's acclaimed harbourside
- Restaurant bar with 1,313 sq ft of internal space and external trading area offered
- Business Plans and Proposals sought from traders prepared to work in collaboration with the hotel operator to offer guests and the public a high quality food and beverage offering

NIL PREMIUM FOR A NEW 10-YEAR FREE-OF-TIE LEASE

SOLE AGENT



LOCATION

The Porthleven Arts Hotel Restaurant will occupy a unique and stunning position adjacent to the main harbour of the ancient fishing village of Porthleven. Porthleven lies on the south coast of Cornwall and is a traditional fishing village centred around a 19th Century harbour complex, with a population of some 3,000 persons, which has been extensively developed to provide a thriving tourist destination in its own right.

Porthleven has become a popular visitor destination for families, surfers and walkers and home to a growing number of businesses. The town benefits from a thriving arts scene, supported by a creative arts community with more than 500 members. The town is well known for its annual food festival which attracts 40,000 visitors annually, along with its popular and highly regarded independent restaurants.

Helston lies 3 miles distant, which forms the main social and administrative centre for this area of the county with a population of some 12,000, and the RNAS Culdrose Air Base nearby. Major towns include Penzance 12 miles distant and the City of Truro 20 miles distant.

DESCRIPTION

Our client is converting the Grade II Listed Net Loft, situated on the harbourside of the well-loved town of Porthleven into a luxury hotel. They are seeking a collaborative restaurateur to lease the restaurant and operate the hotel's food and beverage offering, alongside their team who will manage the wider hotel and guest bedrooms.

This is an exciting opportunity for a restaurateur who would be willing to collaborate with a wider team on elements such as branding fit-out and menu offers.

ACCOMMODATION

The intention from our client is to offer 1,315 sq ft to an independent restaurateur, based on the area indicated edged red on the ground floor plan below. The restaurant tenant will benefit from access to adjacent wcs within the wider hotel site which will be managed and

maintained by the hotel staff. The restaurant will benefit from external space overlooking the harbourside.

SERVICES

Services connected to the premises include mains water, drainage and electricity with LPG for cooking. (We would point out that no testing of any of the services has been carried out by the agent.)

FIXTURES, FITTINGS & EFFECTS

The tenant will be responsible for internal fit-out and equipment.

BUSINESS RATES

Business Rates will be assessed when the new restaurant is completed. Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

LICENCE

The landlord will obtain a Premises Licence for assignment to the tenant on exchange of contracts. (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

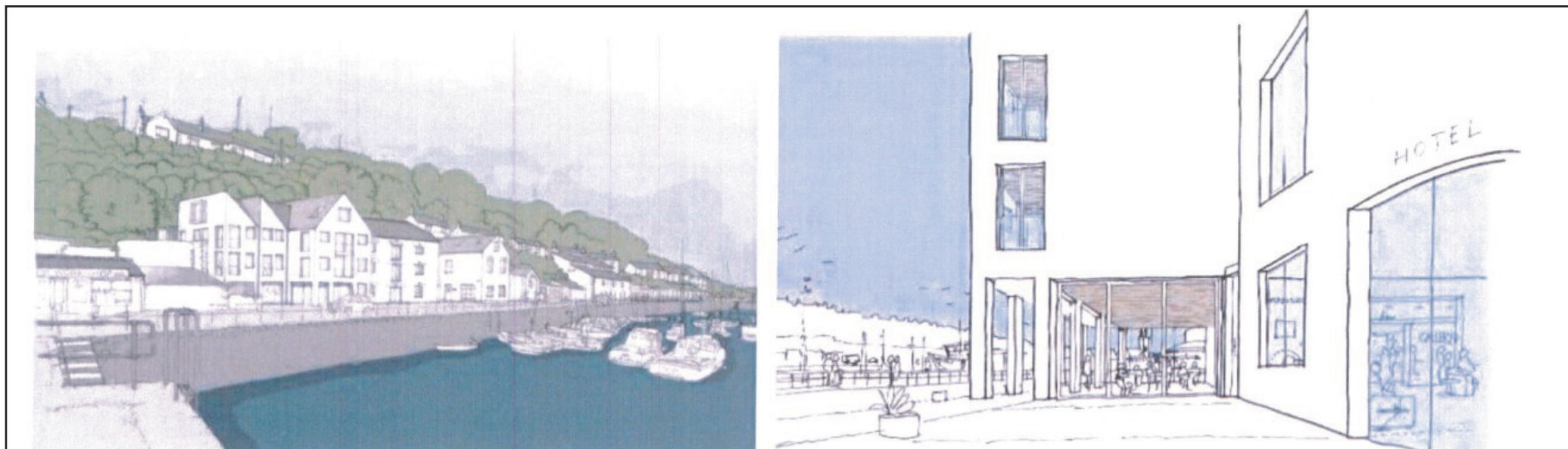
The property's EPC Rating will be assessed on completion.

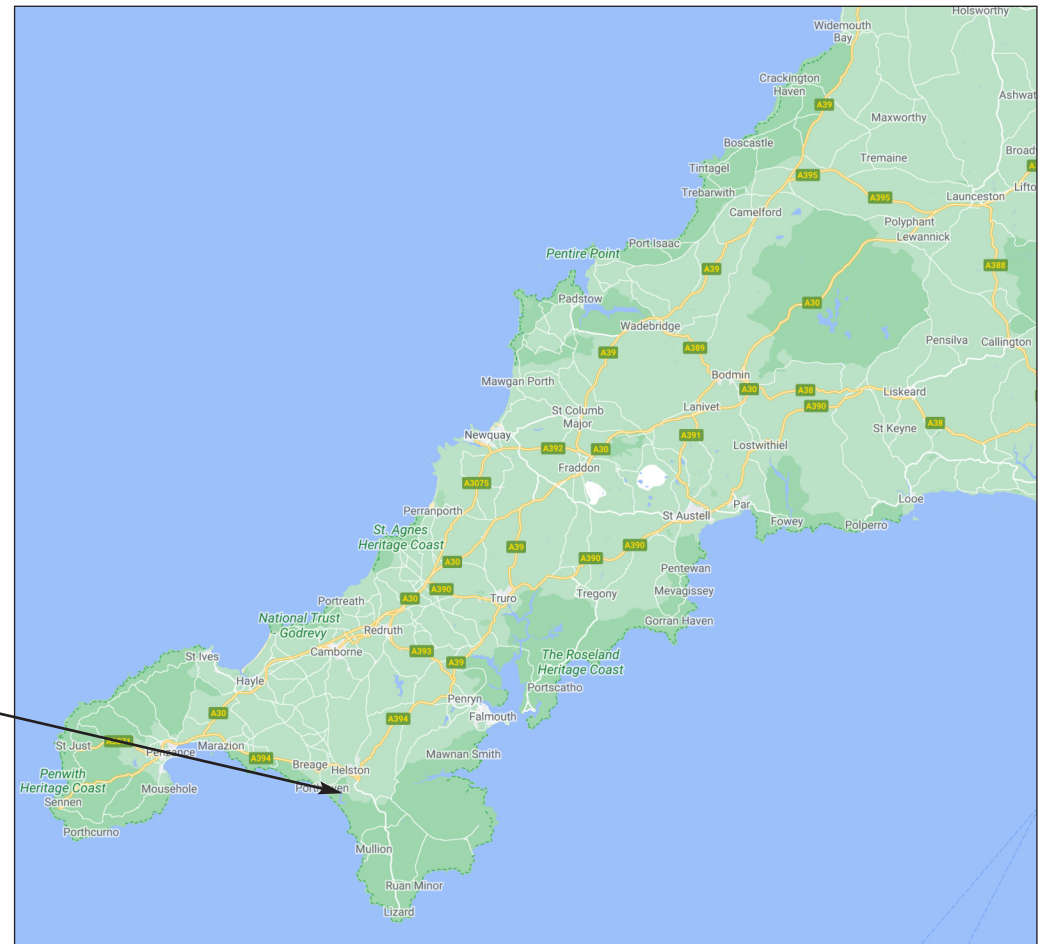
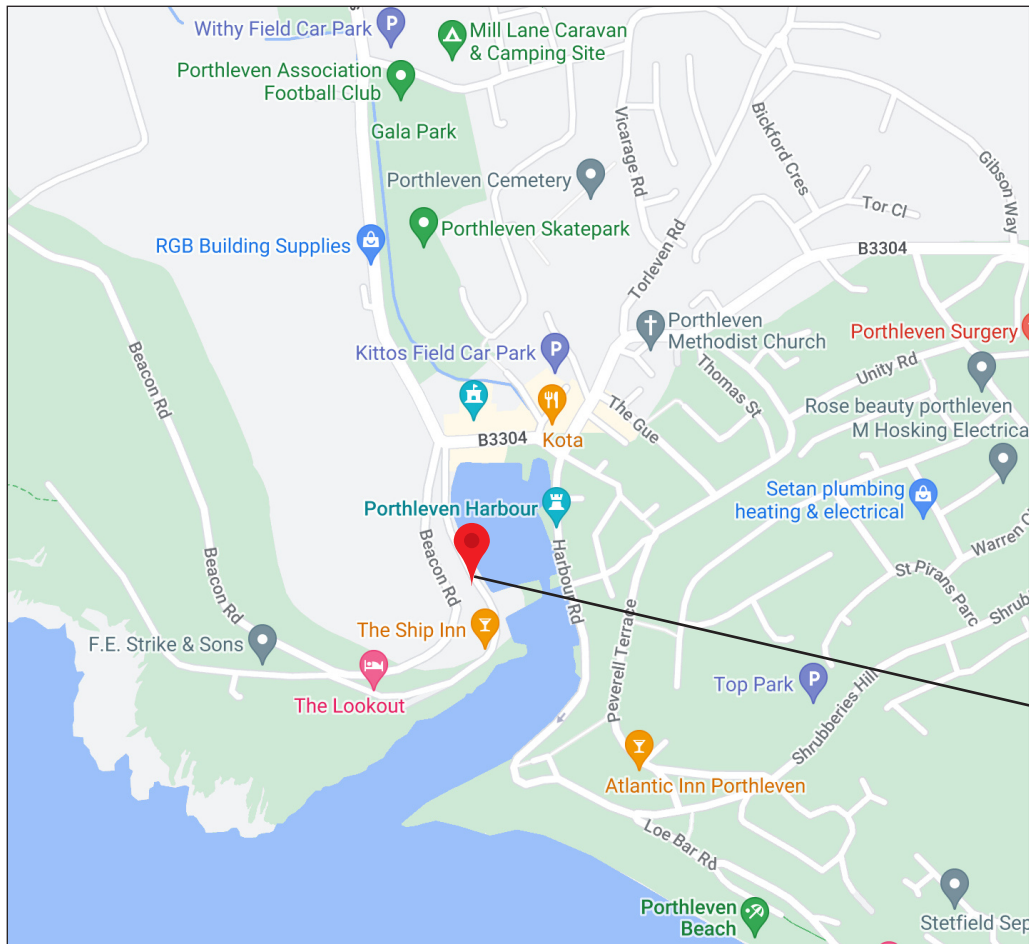
TENURE

The Porthleven Arts Hotel Restaurant is to be offered on a leasehold basis with terms to be discussed with the sole selling agent.

VIEWING

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





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