

# LICENSED RESTAURANT

## ST IVES

29-31 FORE STREET  
ST IVES  
CORNWALL  
TR26 1HE

SBC  
PROPERTY

01872 277397



## THE CELLAR BISTRO

A successful and extremely well-appointed licensed restaurant located in the heart of the picturesque harbour town of St Ives. Refurbished 60-cover restaurant with feature bar servery and a sea glimpse. Further 12-cover cellar tapas bar and equipped commercial kitchen. Highly rated restaurant business with sales in excess of £300,000 and good levels of profitability.

**LEASEHOLD £49,950 + STOCK AT VALUATION**

# THE CELLAR BISTRO, 29-31 FORE STREET, ST IVES

## LOCATION

The Cellar Bistro enjoys a prominent trading location on Fore Street, St Ives which enjoys much pedestrian flow all year round, although is particularly busy during the peak summer months.

St Ives is one of the UK's most favoured holiday destinations and has achieved the award of "Best UK Seaside Town" on several occasions. The picturesque harbour and fine sandy beaches attract a high volume of visitors during the seasonal months with other attractions including the quaint narrow streets, range of galleries, retail and catering outlets, St Ives School of Painting and Tate Cornwall.

## DESCRIPTION

This extremely well-appointed licensed restaurant has been subject to a carefully planned refurbishment and now offers a spacious and atmospheric 60-cover restaurant with a feature central bar being the main focal point and a window with views towards St Ives Harbour and beyond. The business includes an equipped commercial kitchen and from the main restaurant area, steps descend down to a 12-cover cellar tapas bar with access to the ladies and gents cloakrooms.

**ACCOMMODATION** Areas are approximate.

**MAIN RESTAURANT** 17.39m x 5.82m narrowing to 2.91m & 5.16m x 4.11m – the room being L-shaped.

**KITCHEN** 4.15m x 5.46m

**TAPAS BAR** 4.52m x 4.23m

**DRY STORE** 4.83m x 1.3m

## THE BUSINESS

Our clients trade the restaurant for approximately 9 months of the year, opening mid-February till mid-November, operating evenings only from 6pm till 10pm, five evenings during the main season with reduced opening during the quieter shoulder months. The successful business offers a varied bistro style menu with produce sourced locally wherever possible.

The successful business has shown consistent levels of turnover with an average of over £300,000 for the last four years. Further detailed accounting information will be made available to seriously interested parties following an initial viewing appointment.

We are sure discerning purchasers will recognise that the Cellar Bistro occupies a prime position in one of the UK's most sought-after beachside towns.

For further information interested parties are welcome to view our clients' website ([www.cellar-bistro.co.uk](http://www.cellar-bistro.co.uk)).

## 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.

## 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.)



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## LICENCE

The property has the benefit of a Premises Licence issued from Cornwall . *(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.)*

## EPC

The premises has an EPC Rating of B under Certificate Reference Number 5580-2305-9190-4949-6665.

## BUSINESS RATES

The property has a Rateable Value of £20,750 (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)).

## TENURE

The premises are held leasehold. A 7 year proportional, full repairing and insuring lease from 2022 with a 3 year rent review pattern and a current passing rent of £25,000 per annum.

## PRICE

Offers invited in the region of £49,950 for the leasehold interest to include fixtures and fittings, stock at valuation.

## VIEWING

Viewing strictly by appointment with the sole selling agents.

*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.*



SBC Property  
Daniell House  
Falmouth Road  
Truro  
Cornwall  
TR1 2HX

FAO: Russell Weetch  
TEL: 01872 277397  
EMAIL: [russell@sbcproperty.com](mailto:russell@sbcproperty.com)

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