



**FREEHOLD CAFE IN
PICTURESQUE
HARBOUR VILLAGE**

THE KITCHEN
THE COOMBES
POLPERRO
CORNWALL PL13 2RQ

- CHARACTER CAFÉ IN A QUIANT SOUTH CORNWALL FISHING VILLAGE
- 18-COVER CAFÉ PLUS 6-COVER OUTSIDE
- WELL PRESENTED AND FULLY FITTED AND EQUIPPED
- DELIGHTFUL 1-BEDROOM OWNERS'/LETTING APARTMENT WITH SEPARATE ACCESS
- IDEAL FAMILY RUN BUSINESS

**£339,000 FOR THE FREEHOLD
BUSINESS PLUS SAV**

ENQUIRE NOW

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LOCATION

The Kitchen Restaurant is ideally located on The Coombes in Polperro, thus enjoying much pedestrian flow between the scenic harbour and the main car park. Polperro provides access to the South West Coast Path, offering walkers scenic views to Talland Bay to the east and to the west, three large beaches on the way to Fowey.

The picturesque harbour and fishing village of Polperro is one of Cornwall's most favoured destinations for tourists, located four miles west of the neighbouring town of Looe and 25 miles west of the City of Plymouth.



DESCRIPTION

The character café/restaurant has been subject to a careful refurbishment by the current proprietors and the property now briefly comprises a well appointed 18-cover ground floor restaurant with small pane windows to the front elevation, a comprehensively equipped kitchen and wash area, store areas and customer cloakroom/wc.



On the first floor by separate access is a well appointed 1-bedroom self-contained apartment which the current owners have used for holiday letting. The apartment offers an open-plan living room with kitchenette and study area, double bedroom and shower room/wc. Off the living room to the rear is a refurbished small decked balcony.



To the front of the restaurant is a small decked terrace offering some alfresco opportunities for six diners.

THE BUSINESS

This ideal family run operation currently operates with restricted trade over the main summer season as a daytime café with some periodic themed evenings only. The property enjoys a prominent trading location with much passing pedestrian flow, thus opportunity exists to open for consistent evening trade in addition to the core daytime business. The Kitchen enjoys 5* TripAdvisor rating.

SERVICES

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

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.

BUSINESS RATES

The property has a Rateable Value of £6,400 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

EPC

The premises has an EPC Rating of D under Certificate Reference Number 9090-1967-0357-0570-8054.

TENURE

Freehold.

VIEWING

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



Russell Weetch

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