



HOWL BREWERY



Brewed Under  
the Cornish Sun

BEER ADVENTURE



[sbcproperty.com](http://sbcproperty.com)



# BAR/RESTAURANT OPPORTUNITY

Polmear Hill, Polmear, Par, Cornwall PL24 2AR

- Unique bar restaurant operation near Fowey, Cornwall
- Offers bar restaurant for 50+ covers, garden patio area with outside bar catering facility for 100 covers
- Owners' chalet accommodation
- Car parking for 15 cars
- Leasehold Option may be available

GUIDE PRICE £495,000 FOR THE FREEHOLD INTEREST TO INCLUDE FIXTURES & FITTINGS PLUS SAV

SOLE AGENT



## LOCATION

A newly established bar and catering operation located off the main A3082 on Polmear Hill near the entrance to Par Beach, Par Sands and Nature Reserve. Fowey is located 2½ miles distant, Par ½ mile and St Austell 5 miles.

## DESCRIPTION

Comprises a single-storey block construction with flat roof, recently refurbished and re-equipped, with outside bar and catering facilities for a further 100 covers, car parking and owners' chalet accommodation all set within a site comprising 0.127 hectares (0.313 acres).

**ACCOMMODATION** (All dimensions are approximate)

## MAIN ENTRANCE

**MAIN BAR RESTAURANT** (8m x 11m)

Recently refitted and re-equipped to form 50+ covers.

## BAR COUNTER

Single section counter with range of refrigeration equipment.

**KITCHEN** (5.75m x 4.35m)

Kitchen area with a pizza oven, range of refrigeration counter.

**HOWL BREWERY** (4m x 4.3m)

Recently equipped nano-brewery for 70 line capacity to produce 100 to 160 pints per day.

## LADIES WC

## GENTS WC

## OUTSIDE TRADING AREA

Large enclosed, paved area equipped with picnic bench table seats for 100+ covers.

## OUTSIDE BAR SERVERY

## OWNERS' CHALET

With private garden to include wc bathroom.

## PARKING

Enclosed car parking for 10-15 cars with public car parking available nearby for 200 cars.

## LADIES CHANGING ROOMS/ GENTS CHANGING ROOMS

Formed from ex-Olympic pods which include four showers, four wcs and four sinks.

## THE BUSINESS

The site has operated since early 2022 and has been refitted and re-equipped throughout to provide a venue with an extensive pizza takeaway/restaurant operation. Coupled with owners' accommodation and car parking, the business also has trading rights for Par Beach, which are reviewed annually.

The business lies adjacent to Par Beach (400m approx); also close by is a Nature Reserve and caravan parks for 350 units, the Ship Inn lies adjacent. Interested parties are welcome to view our client's website ([www.howlbrewery.co.uk](http://www.howlbrewery.co.uk)).

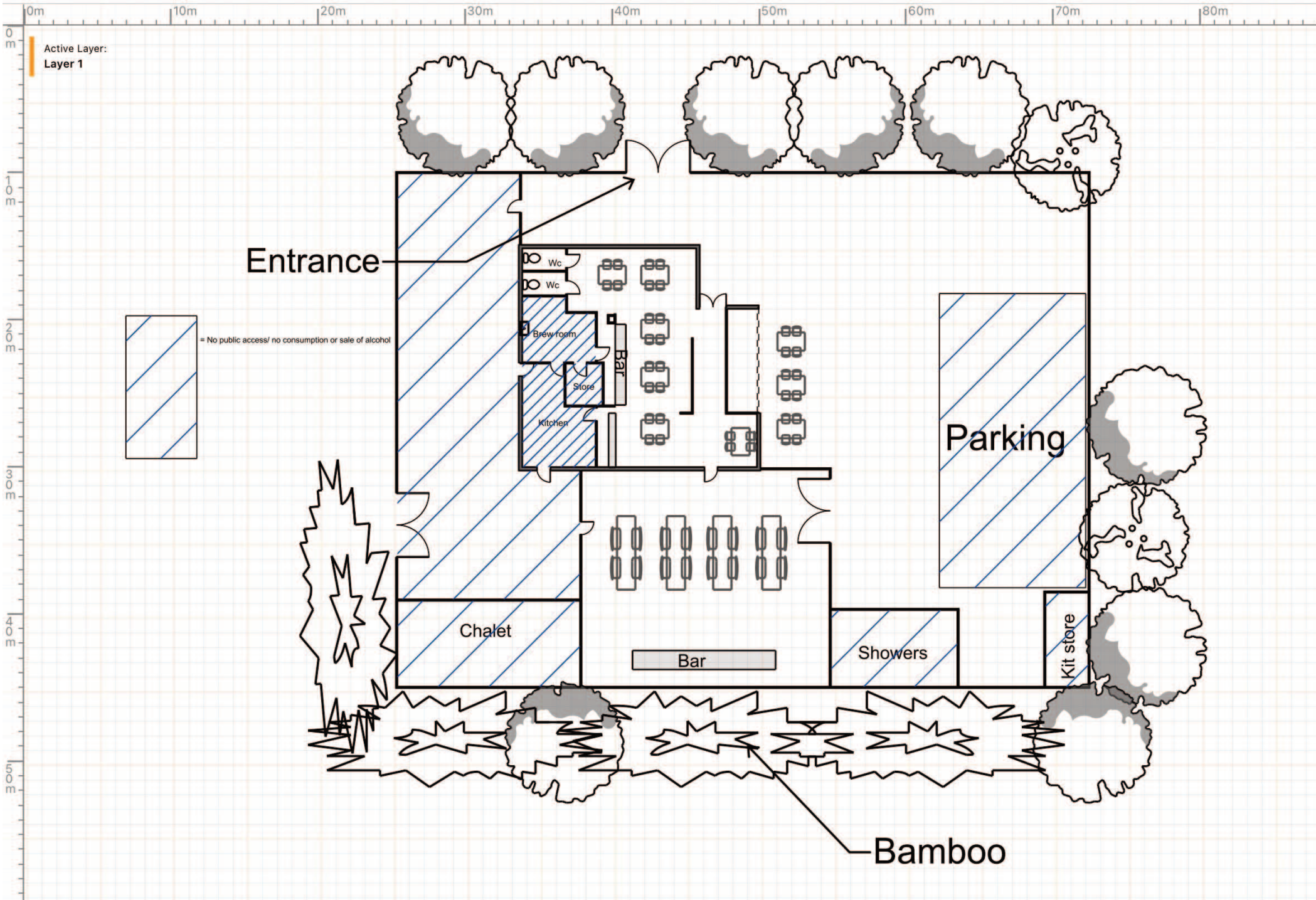
## ACCOUNTS

Financial information will be made available to seriously interested parties following an initial viewing appointment.

## 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.)





## **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 £11,000 (VOA website April 2023 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 0120-0031-5969-5320-3092.

## **PRICE**

Offers invited in the region of £495,000 for the freehold interest to include fixtures and fittings plus stock at valuation.

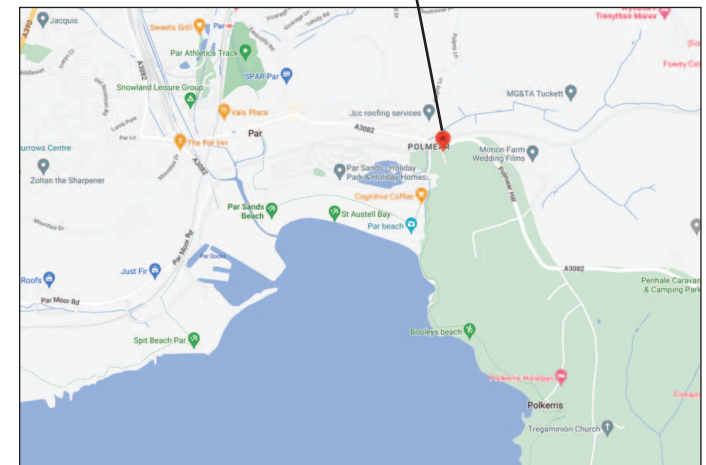
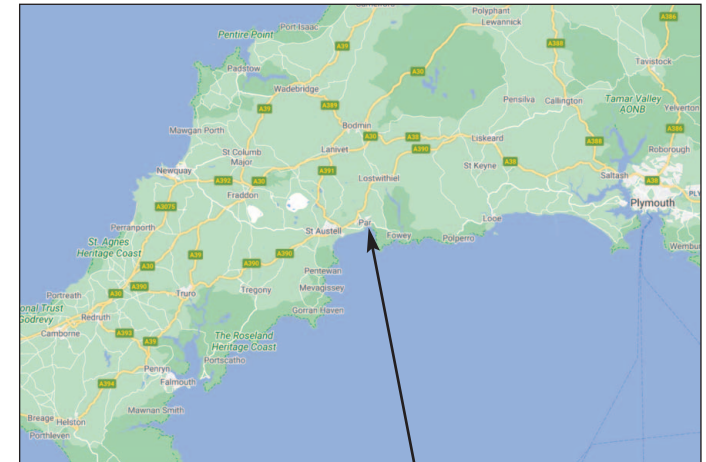
## **TENURE**

The site is being offered freehold, although a leasehold option could be available.

## **VIEWING**

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





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## CHARTERED SURVEYORS COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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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.