



# THE PORTUGUESE BAR & RESTAURANT



# THE PORTUGUESE BAR & RESTAURANT

10 CLIFF ROAD

NEWQUAY, CORNWALL

TR7 1SG

- **Business For Sale**
- **Highly recommended, specialist Portuguese restaurant and bar**
- **Established in excess of 10 years**
- **Fully equipped and operational with indoor seating 34 covers and additional glazed seating 20 covers**
- **TripAdvisor Rating 4.5**
- **Winner of 2022 Best Restaurant in England Business Awards**



**GUIDE PRICE £55,000 FOR THE LEASEHOLD PLUS STOCK AT VALUATION**



## LOCATION

The Portuguese Bar & Restaurant is a highly successful establishment within the heart of Newquay town centre located close to the town's famous beaches, a two minute walk to the railway station and the prime retailing area of Bank Street.

The business is situated on Cliff Road which has become an established food destination.

## DESCRIPTION

The property is set out in two distinct dining areas, the front area being a glazed room which can seat approximately 20 covers with a further glazed frontage leading into the bar/reception area which is attractively fitted-out with wooden bar/counter and shelving with additional restaurant seating to the rear offering a further 25 covers.

To the rear of the property and a glazed window provides viewing into the commercial kitchen from the rear restaurant seating area. Customer toilets are also situated to the rear of the property.

## 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.

## ACCOMMODATION (Areas are approximate)

Glazed Entrance Seating	-	4.25 x 5.83m
Bar/Servery	-	5.87 x 4.85m (max)
Restaurant Area (26 covers)	-	11.77 x 2.93m

Rear Male/Female Toilets		
Rear Store/Prep Room	-	3.33 x 2.91m
Commercial Kitchen	-	7.70 x 2.51m
Prep	-	2.13 x 2.32m

## THE BUSINESS

The business has traded for in excess of 10 years, offering a speciality Portuguese bar and restaurant, open seven days a week, primarily offering evening trade. The business is fully fitted with approximately 50 covers within the main restaurant and within the glazed front seating area and is operated by the owner with the addition of seven part/full-time staff.

The business is currently operated between the restaurant and separate takeaway business in association Uber Eats, with an approximate split between restaurant sales and takeaway of 65:35%. Gross turnover for the business is in excess of £250,000 per annum.

## LEASE TERMS

The premises are offered by way of an assignment of the existing lease, which has approximately 10 years remaining at a current rental of £1,400 per calendar month (£16,800 per annum).

## 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.)

## ACCOUNTS

Full detailed accounts of the restaurant and takeaway will be provided to all seriously interested parties following an initial viewing.

## TENURE

£55,000 for the leasehold interest.

## 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.)

## EPC

An Energy Performance Certificate is to be commissioned.





## BUSINESS RATES

The property has a Rateable Value of £10,250 (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)).

## RENT

£16,800 per annum.

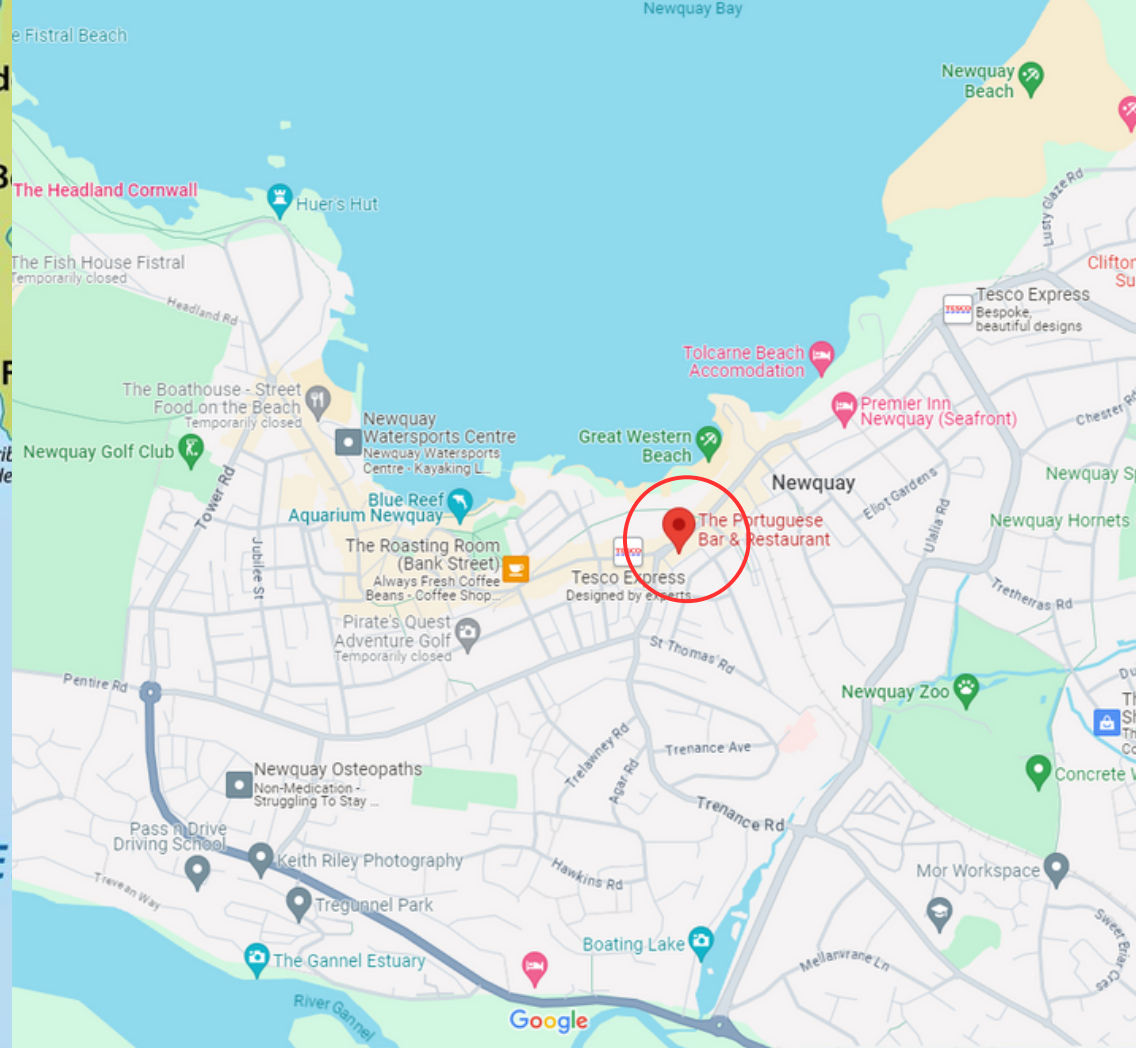
## VIEWING/FURTHER INFORMATION

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

SBC Property  
Daniell House  
Falmouth Road  
Truro  
Cornwall TR1 2HX

**FAO :** Carl Jenkin  
**TEL :** 01872 277397  
**TEL :** 07738 321134  
**EMAIL:** [carlesbcproperty.com](mailto:carlesbcproperty.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 **321134**

E: Carl@sbcproperty.com

*SBC Property is the trading name of Scott Burrige Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burrige Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burrige Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.*

*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. 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.*