





# UNIQUE BAR RESTAURANT OPPORTUNITY

10-12 BEACH ROAD

NEWQUAY

CORNWALL TR7 1ES

- Extensive bar, club, restaurant with sea views overlooking Towan Beach, Newquay
- Located within the town centre of Newquay within the main licensed and leisure circuit
- Fully equipped through for 200+ covers with outside trading areas
- Currently operates as two venues but could be combined as one trading entity



**OFFERS IN THE REGION OF £2,500,000 FOR THE FREEHOLD**



## LOCATION

Newquay is Cornwall's premier tourist resort and has a resident population in the order of 20,000 persons and this is significantly enhanced during the seasonal period with large numbers of tourists attracted to its beaches, coastline and good access to other Cornish attractions.

The town is equidistant between Lands End and Devon and is accessed via the A392 and is positioned approximately 15 miles north of the cathedral city of Truro, 22 miles from Rock and Padstow with Bodmin and the A30 within 20 miles. It has the benefit of a branch line rail connection linking with the main line at Par, where services are offered to London Paddington with a journey time of approximately 4 1/2 hours. Newquay also houses the principal airport for Cornwall offering regular flights to London and other UK airports as well as a number of European destinations.

Newquay's growth in popularity is due to the huge interest in surfing together with budget internal flights to Cornwall Airport Newquay from London and beyond which has greatly increased the popularity of the restaurant and is also accessed via Great Western Railways.

The bar restaurant is located in the main licensed and leisure circuit of Newquay on Beach Road, overlooking Towan Beach with extensive sea views and lies below Fore Street, the main thoroughfare through the town. Other venues located nearby include Walkabout, Sailors Pub, Central Inn and the Slug & Lettuce. It also lies close to the tourist attraction of the Blue Reef Aquarium.

## DESCRIPTION

The premises form an extensive detached property on two-storeys fronting Beach Road. The original building dates from the mid-19th Century and has been subject to extensive upgrading and conversion over many years to offer this superb bar restaurant opportunity with ancillary rooms and outside trading areas which overlook Towan Beach and beyond.

The site is currently operated as two units; the main site operated by The Longstore/Pollocks Pub Co Group have agreed a Deed of Surrender to our client. The Dead Famous Bar Restaurant is currently operated by our client, who now wishes to sell this business as well.

Previously, our client operated the entire site as The Chy Bar & Koola Club. Any prospective purchaser would have the opportunity to either run two sites, or reincorporate the entire site, subject to any necessary planning consent.

## THE BUSINESS

As stated, both venues previously operated as a single entity under the Chy Bar & Koola Club. In recent years the property was sub-divided, with the main bar restaurant area let to Longstore/Pollocks Pub Co, who have agreed a Deal of Surrender to our client. The Dead Famous Bar has traded as a number of years as a quality late-night bar restaurant, open seven nights a week from 12pm to 4am on Monday to Saturday and 12pm to 8pm on Sunday. Both businesses have a loyal and local clientele, boosted by the many visitors to the area in the seasonal months.

## ACCOUNTS

Financial information for the Dead Famous Bar, will be made available to seriously interested parties following an initial viewing. However, we are unable to obtain any trading information for the Longstore restaurant.

## 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

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

Prospective purchasers should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)), but the following listings were noted:-

Dead Famous Bar Restaurant  
Rateable Value (2023 List) £35,500

Longstore 12 Beach Road (former Chy Bar)  
Rateable Value (2023 List) £49,250

## ENERGY PERFORMANCE CERTIFICATE

EPCs require to be commissioned.



# ACCOMMODATION (Areas are approximate)

## LONGSTORE BAR RESTAURANT

### MAIN ENTRANCE VIA BEACH ROAD

### ENTRANCE VESTIBULE

### MAIN BAR RESTAURANT AREA (30 x 10m)

Fully fitted and equipped for approximately 50+ covers.

### BAR SERVERY

### GENTS WC

### LADIES WC

### OUTSIDE TERRACE

Superb views across Towan Beach and beyond. Fully fitted and equipped for 50+ covers.

### STAIRWAY TO FIRST FLOOR

### BAR RESTAURANT AREA (17 x 5m)

Fully fitted and equipped bar dining area with glorious views across the beach and beyond, leading to outside terrace area for additional 50 covers.

### BAR SERVERY

### BEER CELLAR

### COMMERCIAL KITCHEN (12 x 4m)

Fully equipped commercial kitchen area.

### OFFICE

### STORE ROOM

### DRY STORE

### SPIRIT STORE

### COLD STORE

## DEAD FAMOUS BAR RESTAURANT

### WALKWAY TO MAIN ENTRANCE

### MAIN BAR AREA (8 x 6m)

Extensive bar area with wood floor, range of tables and chairs.

### BAR SERVERY

Long return stainless steel counter equipped with a range equipment.

### BEER CELLAR

### OFFICE

### EVENTS AREA (8.5m x 5.5m)

Large function area with a range of bench seating, table and chairs for 30+ covers and DJ console.

### STAGE AREA

Fully equipped stage with KV2 sound system, lighting system and Optima screen.

### STAINLESS STEEL STAIRWAY TO MEZZANINE/BALCONY

### OFFICE

### STAIRWAY TO FIRST FLOOR

### RESTAURANT AREA (5.5m x 8.5m)

Fully fitted and equipped restaurant area for 20+ covers.

### COMMERCIAL KITCHEN (3.5m x 3.25m)

Galley style kitchen, fully fitted and equipped with aluminium extraction hood, gas grill, 4-ring hob unit, range of deep fat fryers.

### LADIES WC

### GENTS WC

### OUTSIDE

To the front of the property lies an outside trading area for 10-20 covers with glorious views across Towan Beach.



## LICENCE

Both properties 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.)

## TENURE

The property is offered freehold and free-of-tie.

## PRICE

Offers invited in the region of £2,500,000 for the freehold interest to include fixtures and fittings and stock at valuation.

## VIEWING/FURTHER INFORMATION

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

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