



# HOMESTEAD GARDEN CAFE



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## CRELLY, NR HELSTON

### CORNWALL TR13 0EU

- **Unique Woodland Café Opportunity: Available for the 2024 season**
- **Nestled in beautiful woodland surroundings**
- **Attractive rural setting between Falmouth and Helston**
- **Modern Design: Stylish premises with wide-opening doors and high-quality finishes**
- **All-Season Appeal: An excellent destination, location suitable for catering all year-round**
- **Partially equipped with fixtures and fittings ready for swift occupancy**
- **Cosy atmosphere including a log burner fireplace**
- **Expansive outdoor woodland seating, adjacent to Homestead Woodland Gardens**
- **Ample size car park**
- **Access to sculpture garden and woodland area**
- **EPC rating A ensuring sustainability and cost-effectiveness**





## LOCATION

The Homestead Garden Café can be found nestled in a rural location of Wendron.

Within easy access of the A394, situated roughly 4 miles away from Helston and approximately 10 miles from Falmouth, the café serves as a convenient mid-point between these two bustling destinations. The café is close to Poldark & the villages of Porkellis and Wendron.

## DESCRIPTION

The Homestead Garden Cafe has established itself as a beloved catering destination, a modern purpose built café premises within privately owned Homestead Woodland Gardens.

This property boasts wide, fully glazed doors that create an inviting entrance into the main café area, offering wheelchair accessibility. The café is superbly presented with excellent décor, furniture, fixtures and fittings.

Equipped with top-of-the-line stainless steel appliances, the kitchen ensures efficient operations, with amenities such as commercial extraction, 6-hob range, counters and fridges. Inside, the seating area features seamless slip resistant flooring throughout, ample natural lighting, a cosy log burner, individual tables strategically arranged to accommodate approximately 50 covers, and two conveniently located WCs to side of café, one with disabled access and baby changing facilities.

Outside, individuals can enjoy an expansive outdoor seating space adjacent to the café with a further 55 seats, plus eight undercover on the decking as well as access to woodland areas for exploration and a sculpture garden and wildlife pond.

## LICENCE

The premises has the benefit of a Premises Licence.

## THE BUSINESS

The purpose built property was opened in 2015 as a catering premises to compliment the adjacent gardens. It has traded successfully for a number of years but recently closed in November 2023.

The café has proven to be popular with families visiting the surrounding gardens and wooded areas. A bridle path runs alongside the café with a corral area for equestrian visitors.

Offered on a new agreement, the café offers an excellent opportunity to operate a modern bespoke catering premises in an attractive rural setting between Falmouth and Helston, with ample parking, access to managed gardens all year round, with a requirement to open no less than 5 days a week minimum, Wednesday to Sunday, all year round.

## SERVICES

We are advised that the premises are connected to mains (single phase) electricity with individual metered supply, private water and drainage included.

The water currently comes from the Landlord's supply, so currently no charge, although this could be subject to change and the drainage is by Septic tank, so would need annual emptying.

No phone line is connected.

## ACCOMMODATION (Areas are approximate)

Main Seating Area	8.27m x 5.78m
Servery	1.41m x 3.10m
Kitchen	5.95m x 4.00m

WCs x 2

Outside Seating c. 62 covers area.

## ACCOUNTS

The café is available by way of a new letting agreement. No previous financial information is available.

## EPC

The premises has an EPC Rating of A  
Certificate Number 3958-0626-7721-4732-4965

## FIXTURES & FITTINGS

Fixtures and fittings associated with this type of property are included within the letting agreement which will remain the ownership of the landlords. The occupiers are to repair, maintain, service and replace, like for like landlords fixtures and fittings.

## TENURE

A new 3 year fixed term lease, excluded from the Landlord and Tenant Act 1954. Tenant to keep the interior clean tidy and in good repair and decoration. The landlord will be responsible for all external parts of the property and grounds.

Prospective tenants are asked kindly to contact the appointed agents with any queries, or to register their interest.





## BUSINESS RATES

The property has a Rateable Value of £10,000 (2023 list). Prospective purchasers should confirm actual rates payable with Cornwall Council with small business rate relief nil rates are payable.

## RENT

By request.

## GUIDE PRICE

Premium offers sought for the leasehold interest.

## VIEWING/FURTHER INFORMATION

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

SBC Property

Daniell House

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**FAO :** Barney Peters

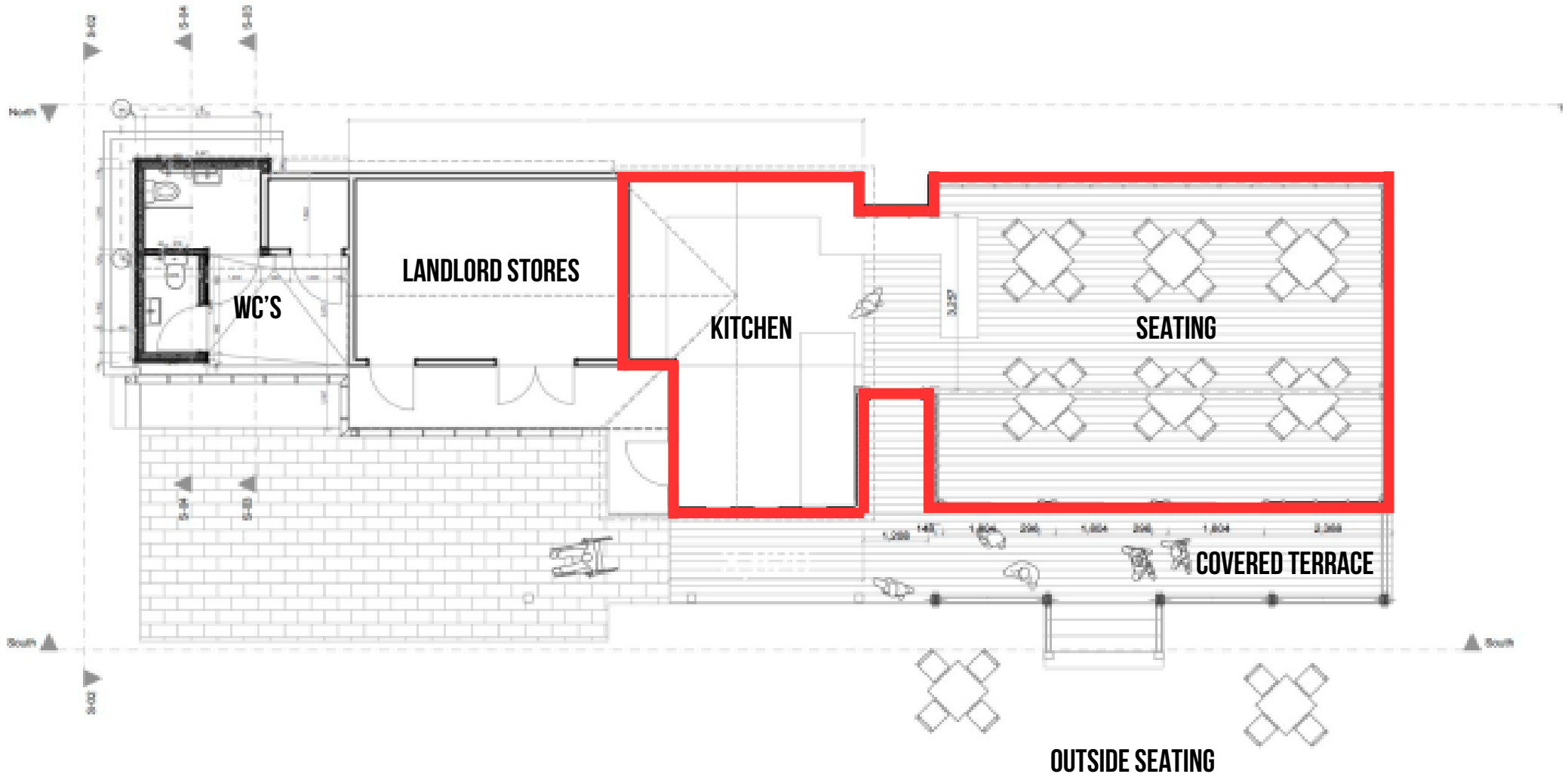
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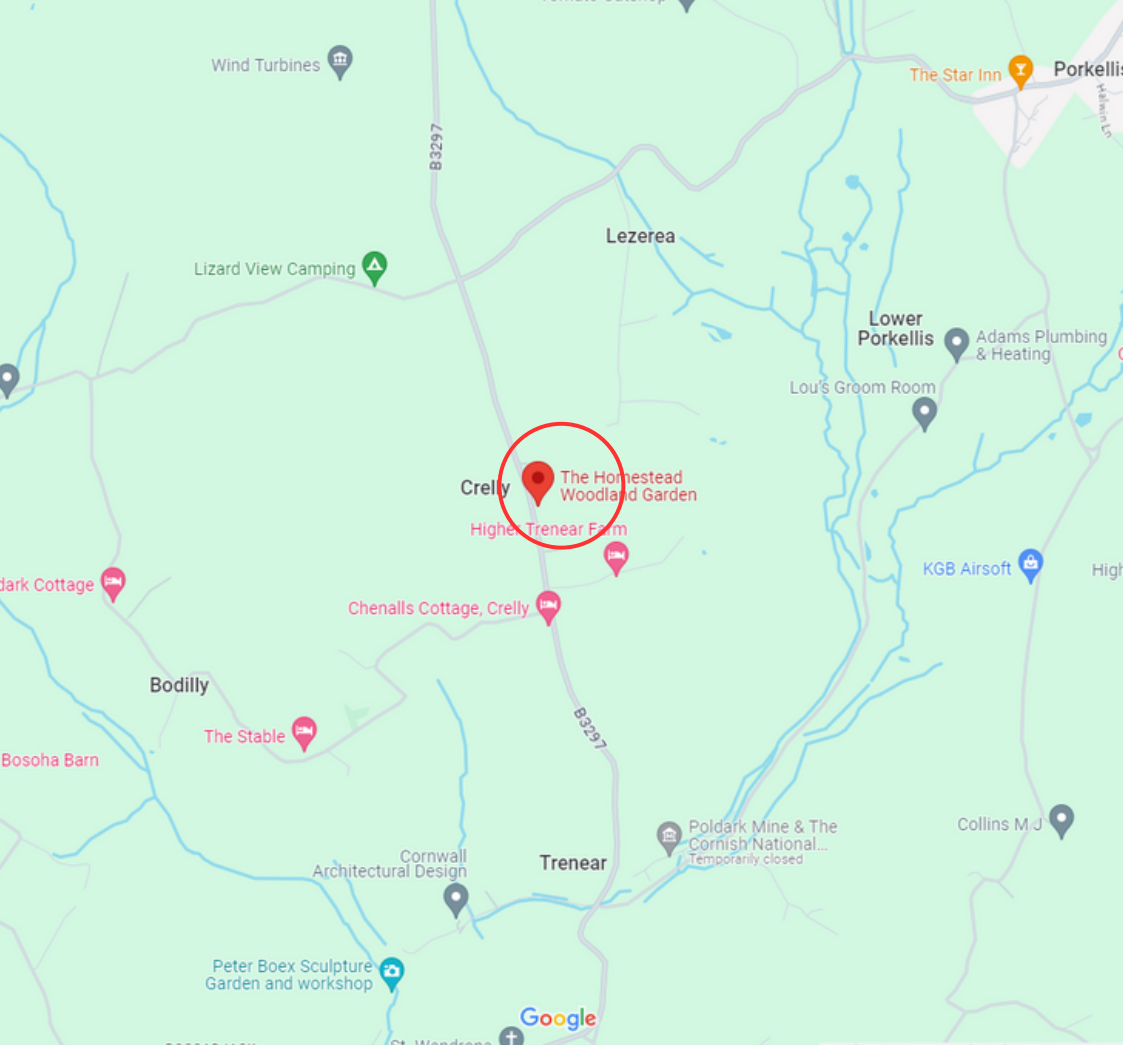
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# FLOOR PLAN









## CHARTERED SURVEYORS

## COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

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