

THE MANOR ARMS, ATLANTIC REACH HOLIDAY VILLAGE, WHITECROSS, NEWQUAY, TR8 4LX



- IMMACULATELY PRESENTED BAR / RESTAURANT / FUNCTION VENUE
- SITUATED ON A BUSY HOLIDAY PARK CLOSE TO NEWQUAY & WADEBRIDGE
- LARGE MARQUEE / FUNCTION ROOM
- VIEWING STRONGLY RECOMMENDED
- EPC: D95

GUIDE PRICE £65,000
LEASEHOLD

Miller Commercial

The business property specialists



LOCATION

The Manor Arms is situated in the heart of the Atlantic Reach Holiday Village. Atlantic Reach is open year round with a thriving leisure centre, 220 cottages and apartments and attracts tens of thousands of visitors each year. The site is situated between Newquay and Wadebridge and is just moments from both the A30 and Newquay Airport making The manor Arms an ideal venue for Functions and Business meetings etc.

The Manor Arms is the focal point for the food and beverage offering on the site and is now available to lease owing to a restructuring of the park's business model. The premises are superbly appointed throughout with a feature of note being the comprehensively equipped commercial kitchen. The restaurant and bar areas afford approximately 100 covers and the venue is ideally suited to offering private functions owing to its spacious marquee/conservatory which extends to approximately 2,000 sqft with a stage and Dance floor and has circa 150 covers.

THE BUSINESS

We are advised that turnover for the most recent financial year was approaching £250,000 net of vat which is currently derived solely from residents of the Holiday Village and under the terms of the new lease the incoming tenant will be permitted to open the venue to non-residents year round.

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

ENTRANCE LOBBY

With fruit machine, quiz machine. Door to bar, door to:

CONSERVATORY/MARQUEE

A superb space which is ideally suited to host large functions with a stage, dance floor, DJ consol, sound system, speakers and light rigging. This room is furnished with a mixture of tables and chairs for approximately 150 covers.

MAIN BAR AREA

Comprising wooden flooring, window looking onto courtyard, wall mounted television, table and chairs for approximately 20 covers and bar stools. Bar Served:- Polished Granite counter top, 2 Epos tills, upright double and triple bottle fridges, Hand wash basin, glasswasher, fitted shelving, under counter double bottle fridge and under counter wine fridge. Coffee Station:- Epos till, Slushy Machine and a La Marzocco Coffee Machine.

LADIES

2 close coupled wc's, 2 hand wash basins, wall mounted baby changing unit.

GENTS

Stainless steel urinal, close coupled wc and 2 hand wash basins.

STORAGE CUPBOARD

With shelving.

COMMERCIAL KITCHEN

A comprehensively equipped kitchen comprising stainless steel sink and drainer, pass through dishwasher, heated plate cabinet with plate pass, double Polar fridge, 2 double Blueseal fryers, Zanussi griddle, Lincat 6 ring oven, Rationale oven, microwave, sink and drainer, hand wash basin, double fridge cabinet.

PREP AREA

Having a range of adjustable shelving, double Polar freezer, small chest freezer and a vacuum bag sealing machine.

RECESS AREA

For pots and pans with shelving.

CELLAR

Ice machine, shelving, wall mounted cooler unit.

FRIDGE & FREEZER ROOM

2 double upright fridges, 1 double upright freezer and a chest freezer.

OUTSIDE

The Manor Arms has an enclosed courtyard overlooking the holiday park's swimming pool, an area



of decking and a small area of lawn to the side. Customers and staff will be permitted to use the various communal Car parks on site.

TENURE - LEASEHOLD

The premises are being offered by way of a new 6 year proportional repairing and insuring lease at a commencing rental of £28,000 & vat per annum inclusive of Business Rates with all other terms to be agreed.

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D95.

INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

PREMISES LICENCE

We understand the business currently holds a premises licence in respect the sale of liquor for consumption on and off the premises.

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

STOCK

To be taken at valuation.

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

CONTACT INFORMATION

For further information or an appointment to view please contact:-

Paul Collins on 01872 247029 or via email pc@miller-commercial.co.uk



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