



**COMMERCIAL INVESTMENT, BEACH CAFE AND APARTMENT,
TREVAUNANCE COVE, ST AGNES, TR5 0RU**

£669,950

Miller Commercial



The business property specialists



RARE OPPORTUNITY TO ACQUIRE A BEACH FRONT PROPERTY
WITH SPECTACULAR SEA VIEWS
HIGHLY SOUGHT AFTER LOCATION ON CORNWALL'S NORTH COAST
RECENTLY REFURBISHED THROUGHOUT
SELF-CONTAINED ONE BEDROOMED APARTMENT OVERLOOKING THE BEACH
RENTAL INCOME CURRENTLY GENERATED FROM THE CAFE & LOWER GROUND FLOOR OF £21,000 PA
EPC: D99

LOCATION

Breakers Beach Cafe and Apartment enjoys an enviable position overlooking the beach at Trevaunance Cove in St Agnes. The Parish of St Agnes has seen some of the most significant price rises in recent years within the UK and is ranked as one of the best places to live in the South West. Trevaunance Cove benefits from two long stay car parks and the beach is extremely popular with holiday makers during the summer months. Out of season it is very busy with surfers, dog walkers and hikers.

THE PROPERTY

The three storey property has undergone extensive refurbishment during our client's tenure and is presented to a very high standard throughout. To the ground floor is a

trendy cafe which is let by way of a commercial lease which commenced the 1st March 2019, (ending 24th December 2023). The lease is outside the Landlord and Tenant Act 1954 (Section 24 to 28), and, as such, the tenant does not have an automatic right to renew the lease at the end of the term.

The lower ground floor, which is accessed independently from the slip way, is currently partly occupied by a local kayak business on an annual License, generating further rental income.

To the first floor is a beautifully presented one bedroomed apartment with spectacular sea views from the open plan living area. The apartment was occupied by our client until earlier this year but is now let via AirBnB for between £200 per night in peak season and £80 to £90 per night low season.

We understand from our client that the property enjoys the trading rights to the beach, (to the right hand side of the stream).

THE ACCOMMODATION COMPRISES
(all areas and dimensions are approximate)

CAFE

10.892m x 3.837m. Large picture window to front elevation overlooking the beach with built-in bar seating for 4 customers, hand-

built feature wooden bar/servery with kitchen area behind. Booth seating for 8 to 10 customers. Storage cupboard.

LOWER GROUND FLOOR

4.217m x 3.600m. Accessed via a door from the slipway. Currently occupied by a kayak business and utilised as their booking office. Serving window onto the slipway.

FIRST FLOOR FLAT

Accessed via a spiral staircase.

HALLWAY

Doors to:-

OPEN PLAN LOUNGE, KITCHEN/DINER

6.918m (max) x 3.694m. Large picture window offering panoramic sea views, kitchen area.

WET ROOM/SHOWER

WC

BEDROOM

4.007m x 2.243m (max). A secure window to side elevation.

TENURE - FREEHOLD

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 D99.

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.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

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.

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

CONTACT INFORMATION

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

Beverley Northey on 01872 247031 or via email bn@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

VIEWING: Strictly by prior appointment through Miller Commercial.

