

# RESTAURANT/DEVELOPMENT OPPORTUNITY, POLMEAR, ST AUSTELL, PL24 2AR



- RESTAURANT/DEVELOPMENT OPPORTUNITY
- LOCATED AT ENTRANCE TO BUSY SOUTH COAST BEACH
- APPROXIMATELY 0.3 ACRES (0.12HA)
- EPC RATING E (120)

**POA FREEHOLD**

## Miller Commercial

The business property specialists





## LOCATION

The property occupies an enviable, highly visible location where the busy Par - Fowey road meets the entrance to Par Beach and Par Sands Holiday Park. It is situated 1 mile from the village of Par and its mainline railway station, under 3 miles from the historic port of Fowey and 3.5 miles from the world famous Eden Project. The main draw to this area is during the summer months as it is next to Par Sands beach, a lovely south facing beach which is gently sloping so ideal for paddling and swimming.

The beach receives a steady stream of visitors all year round as it is also popular with walkers. Behind the sand dunes is a duck pond and Par Sands Holiday Park; full details available from the park owners: <https://www.parkleisure.co.uk/our-parks/cornwall>.

## DESCRIPTION

This property has traded as a restaurant/café for many years, however it would also lend itself well to use as a nursery, office, studio or for glamping, subject to the necessary consents.

## SCHEDULE OF ACCOMMODATION

Historically the property has traded as a restaurant/café, the dimensions below were taken whilst still trading as the 'Royal Massalla'. Since closing the property has been partially stripped internally allowing a potential occupier to reconfigure to their own requirements or redevelop the premises.

The site as a whole is approximately 0.3 acres and benefits from 2 vehicular accesses. Timber outbuilding with WC to the rear.

Large tarmac car park approached via a bridge over a small stream.

## FORMER RESTAURANT ACCOMMODATION SIZES

When trading as the 'Royal Massalla' the property offered the following accommodation/configuration.

Lobby

6.92m x 1.72m. Double entrance doors into vestibule with door to storage area.

Dining Room 5.25m x 4.77m plus 5.9m x 4.24m. Dining area offering 40 covers.

Bar servery 3.6m x 4.13m

Kitchen 3.61m x 4.41m.

Preparation area 3.72m x 2.45m.

Store Room one 2.76m x 4.42m.

Store Room two 2.13m x 2.22m.

Washing up area 2.36m x 2.08m.

Gents WC

Ladies WC

## AIRSTREAM POD

An airstream pod is currently located on the site and is available via separate negotiation.

We have been advised that the site can be occupied residentially, purchasers are advised to satisfy themselves via the local authority.

## TENURE

Freehold.

## PREMISES LICENCE

This property has previously held a premises licence covering the sale of liquor for consumption on the premises.

## AGENTS NOTE

The beach and majority of the surrounding area are designated as both 'County Wildlife Set' and 'Nature Reserve'.

The property is located within a flood risk zone.



## LEGAL COSTS

Each party to bear their own costs.

## BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £10,250. For small business holders with just one premises this is likely to be below the minimum threshold. However, please do not rely on this information and make your own enquiries with the local authority.

## LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## VALUE ADDED TAX

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

We have been advised that VAT is not payable on the purchase price.

## ENERGY PERFORMANCE CERTIFICATE

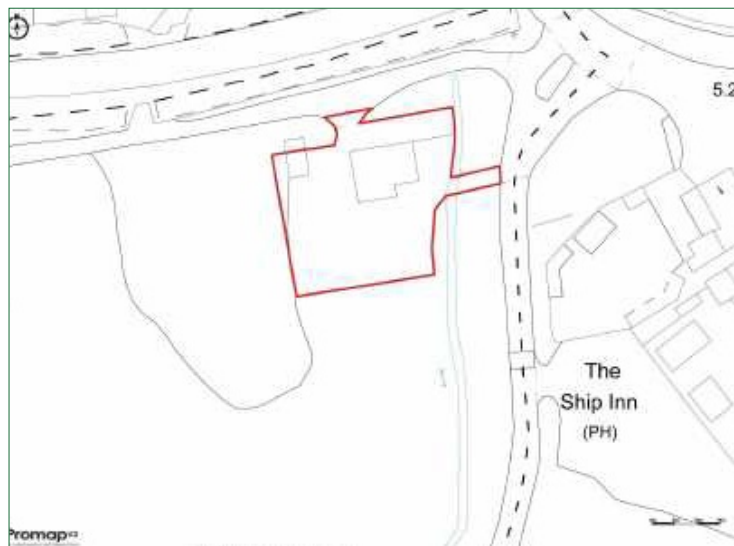
The Energy Performance for this property is within band E (120).

## CONTACT INFORMATION

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

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**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.

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