



Restaurant/Bar, Harlyn Bay, Padstow PL28 8SB

This brand new restaurant and bar opportunity stands on the doorstep of Harlyn Beach, one of North Cornwall's most beautiful and popular sandy beaches. Harlyn is a short distance from the delights of Padstow and its National Lobster Hatchery. Following strong demand in North Cornwall for residential property, this restaurant and bar offering sits beneath a development of 14 purpose built luxury apartments and in an uncontested location, adjacent to the beach for outdoor pursuit for all customers all year around.

£120,000 Per Annum Excl Leasehold

- RESTAURANT & BAR
- IDYLIC NORTH CORNWALL LOCATION
- HUGE 589 SQ M
- BRAND NEW
- PLANNING CLASS E
- AVAILABLE SPRING 2022



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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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SUMMARY

A brand new huge bar and restaurant facility situated literally on Harlyn Bay near Padstow is the setting for this rare opportunity. It is the only commercial offering at Harlyn Beach. The former Harlyn Inn is being developed to incorporate luxury apartments above, and the bar and restaurant will be offered as a shell finish ready for fitting out in the early Spring of 2022 ready for the season. An adjacent retail unit is being offered separately.

LOCATION

Harlyn is a small village on the north Cornish coast approximately 2.5 miles from Padstow and 1.5 miles from Constantine Bay and St Merryn. Harlyn Bay is undoubtedly one of North Cornwall's most beautiful and unspoilt beaches, sitting right on the coast and popular with Surfers and families all year round. Wadebridge and the City of Truro are 30 and 45 minutes distant respectively. Harlyn is prominent and is one of the most beautiful parts of the infamous SW Coastal path which is extremely popular all year around, being one of the most unspoilt coastal areas in the County.

DESCRIPTION

The bar and restaurant comprise approximately 589 sq m internally plus 260 sq m of external space.

The restaurant and bar elements are respectively Class E and Sui Generis uses. There are 14 allocated car parking spaces.

NEARBY DESTINATIONS

- Padstow - 2.5 Miles
- Trevoze Golf Club - 1 mile
- Constantine Bay - 1.5 miles
- Newquay Airport - 9 miles
- Bodmin Parkway Station - 20 miles
- Truro - 25 miles
- Wadebridge - 10 miles

PRICE AND TENURE

Either the sale of the long leasehold, or a shorter term lease will be considered.

Long Leasehold - 999 years. Offers are sought £1,500,000

Leasehold - Rental of £120,000 per annum on terms to be agreed.

NB - a partial turnover rent option will be considered.

Our client advises that the property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

TBC

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

Our client advises that the property benefits from mains water sewerage and electricity and that LPG gas is available.



BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-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 Peter Heather on 07771 594343 or via email pgh@miller-commercial.co.uk
VIEWING: Strictly by prior appointment through Miller Commercial.

