



SEA VIEW HOLIDAY PARK RESTAURANT, SENNEN, PENZANCE, TR19 7AD

Sea View Holiday Park, recently under new ownership by Wyldecrest Parks, offers an opportunity to run a 70 cover bar and restaurant for not only holiday makers, but also for the locals of Sennen.

This rare opportunity comes with no ingoing premium, a headline rent of £12,000 per annum and flexible lease terms with all fixtures and fittings retained by the landlord.

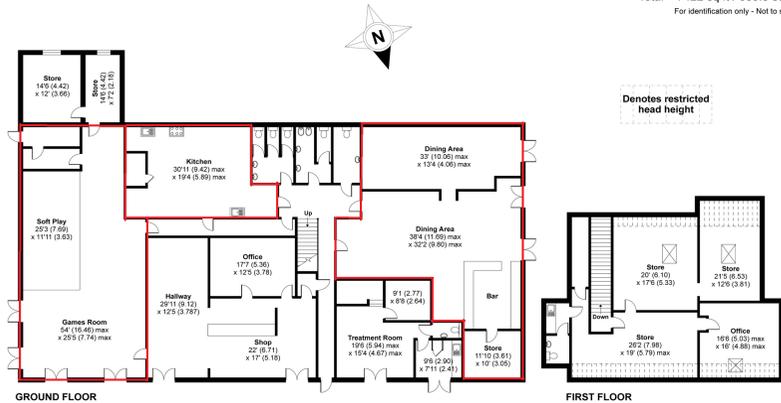
Our client is keen to secure the right tenant to drive forward the growth of the Holiday Park and to create a friendly, lively atmosphere to complement the park itself.

- RARE LEASEHOLD OPPORTUNITY
- STUNNING COASTAL LOCATION
- FLEXIBLE LEASE TERMS
- OPPORTUNITY FOR GROWTH
- 'READY TO GO' COMMERCIAL KITCHEN
- 5 YEAR LEASE OFFERED

£12,000 Per Annum Leasehold

Sea View Holiday Park , Sennen, Penzance, TR19

Approximate Area = 7187 sq ft / 667.6 sq m
 Limited Use Area(s) = 235 sq ft / 21.8 sq m
 Total = 7422 sq ft / 689.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richroom 2020. Produced for Miller Commercial LLP. REF: 617259



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LOCATION:

Sea View Holiday Park is situated above the very popular village of Sennen, famous for its pretty harbour and surfing beaches. Also, its proximity to Lands End and the South West Coast Path. The village has a school, hostellers and some gift shops. The nearby town of Penzance has all the amenities of a large town, including the mainline train.

SCHEDULE OF ACCOMMODATION:

Commercial kitchen: 30'11 x 19'4
 Dining Area 38'4 max x 32'2 max
 Dining Area 33' max x 13'4 max
 Store 11'10 x 10
 Games Room 54' max x 25'5 max
 Soft Play 25'3 x 11'11

LEASE TERMS:

The premises are available to let on a new internal repairing lease with flexible terms. The headline rent is a base line of £12,000 per annum subject to 10% of turnover. Option to have the play area included subject to appropriate Public Liability insurance and annual inspections.

LOCAL AUTHORITY:

Cornwall Council
 General Enquiries 0300-1234-100
 Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES:

Business rates are currently being separated by the landlord.

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
 Western Power: 0845 601 2989
 South West Water: 0800 169 1144

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is C.

CONTACT INFORMATION:

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