



## TREMAYNE, PARADE HILL, MOUSEHOLE, PENZANCE, TR19 6PN

Tremayne is a recently closed restaurant/cafe with 30 indoor and 30 outdoor covers, 3 en-suite letting rooms, 2 bed owner's accommodation and separate garage which historically has traded as a takeaway ice cream parlour - which, as you can imagine, will do a roaring trade in the summer months.

This is a rare opportunity for a new operator to acquire this leasehold interest and put their own stamp on this historic property dating from the early 20th century with many original features such as wood paneling, parquet flooring and bespoke fireplaces.

**£10,000 INGOING PREMIUM**

- RESTAURANT/CAFÉ & WITH B&B ROOMS
- OWNER'S ACCOMMODATION
- NEW LEASE OFFERED
- POPULAR LOCATION OF MOUSEHOLE
- MOMENTS FROM HARBOUR
- RARE ON SITE PARKING FOR 3/4 CARS

**BUSINESS:**

Historically Tremayne has traded as restaurant/cafe with 30 indoor and 30 outdoor covers with an ice-cream parlour during the Summer months. This is complemented by 3-ensuite letting rooms.

Tremayne has made good use of the local fish to great success, being a 'go to' destination in the past and the opportunity exists to push forward with a unique offering in Mousehole.

**SCHEDULE OF ACCOMMODATION:**

- Reception Area
- Guest W/Cs
- Dining Room & Side Dining Room
- Laundry Room
- Kitchen
- Bedroom/Storage
- Owner's Bedroom + Dressing Room
- Owner's Bedroom with en-suite
- Guest Bedroom with en-suite x 3
- Garage/Ice Cream Parlour

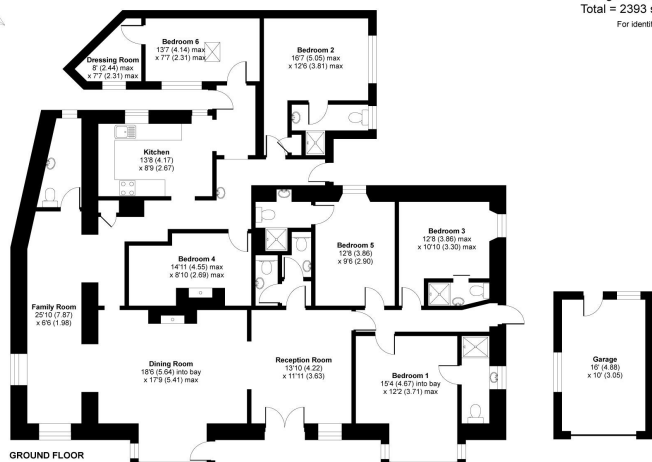
**LEASE TERMS:**

The premises are available to let on a new full 7 year, full repairing and insuring lease at a rent of £30,000 PA. Our clients' preference is that the lease would be contracted into the 1954 Landlord & Tenant Act, meaning the lease would be renewable upon request.



## Parade Hill, Mousehole, Penzance, TR19 6PN

Approximate Area = 2233 sq ft / 207.4 sq m  
 Garage = 160 sq ft / 14.8 sq m  
 Total = 2393 sq ft / 222.3 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), 6th edition 2022. Produced for Miller Commercial LLP. REF: 891179



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**VAT:**

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

**LOCAL AUTHORITY:**

Cornwall Council  
 General Enquiries 0300-1234-100  
 Planning 0300-1234-151  
[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**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 £14,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

**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

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is E.

**FURNISHINGS**

We understand that our clients' are happy to provide the property with existing furnishings included or removed as suits the new business owner.

**CONTACT INFORMATION:**

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

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 Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)

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