



**THE BOATHOUSE RESTAURANT AND COTTAGE, THE SQUARE,
PORTSCATHO, TRURO, TR2 5HW**

£750,000 (PLUS SAV), FREEHOLD TRANSFER OF GOING CONCERN

Miller Commercial 
Chartered Surveyors and Business Property Specialists



SUMMARY:

- * **COASTAL LICENSED RESTAURANT / CAFE**
- * **70 COVERS OVERALL, WITH OUTSIDE TERRACES**
- * **SUBJECT TO CONSIDERABLE REFURBISHMENT**
- * **SEASONAL OPENING AND HOURS**
- * **3 BEDROOM TWO STOREY COTTAGE**
- * **WELL EQUIPPED AND PRESENTED**
- * **3 YEAR AVERAGE NET T/O £350K / PROFIT £78K PA**
- * **SALE FOR RELOCATION BY OWNER**
- * **EPC 121 / E**

LOCATION:

Portscatho is a highly desirable village located on the Roseland Peninsula and is nestled within Gerrans Bay.

The village has a number of period properties associated with the historic fishing and maritime industries, the Boathouse among them.

Portscatho is sought by visitors and is a functional village in which to live, with a village stores and primary school. Secondary schooling is at Tregony c. 8 miles or Truro 15 miles distant. Truro is the administrative and commercial centre of the Country, as such there is a mainline train station, state and private secondary / tertiary education and national retailers.

**PROPERTY:**

We understand the building dates to the 1920's and is of timber and block construction, is not Listed and is within the Conservation Area, as befits the village. During our clients tenure (since 2017) the property has been subject to a complete renovation and updating, which would be evident upon viewing. The restaurant, bar and cafe areas are well presented in terms of decor and furnishing and the commercial kitchen areas are very well equipped.

On the ground and first floors, with separate access is a three bedroom cottage with well appointed owners kitchen/dining area, lounge and three bedrooms, providing good owners accommodation or letting income.

Overall, a very well presented, equipped and sizeable property in the heart of this village.

BUSINESS:

We understand a business has traded from these premises since the 1950's has been in our clients tenure for 7 years, which is now being sold to allow relocation. The business trades all year, with closure early January until mid March and has varying opening hours / days to reflect the seasonality of this location. The menu is described as 'good home cooking' and offers breakfast through to dinner in high season and breakfast and lunch for the remainder. The business is staffed with a chef, front of house and waiting / kitchen personnel.



The trading profit and loss accounts show a 3 year average net turnover of £349,016, with a Gross Profit level of 65% and a net profit of c. £78,581.

See clients website : www.theboathouseportscatho.com

SCHEDULE OF ACCOMMODATION:

NB : Please see floor plan on Page 6 for measurements.

THE BOATHOUSE RESTAURANT

A very appealing, spacious area with windows to three sides, painted barrel ceiling with a feature suspended boat, giving a nod to its heritage, with tables and chairs for c. 30 covers. Comfortable seating around a wood burner. Sliding, fully retractable doors, giving access to the terraces. Serving counter and access to the Bar Area, up to 4 pumps, wash basin, glass washer, under counter fridge and a trap door to cellar.

Leading to Gents WC and Ladies WC, with baby changing facility.

Beyond WC's access to the Pantry / Wash Up and into the Commercial Kitchen (which is also accessed behind the order counter in the restaurant).

Kitchen areas : a well equipped commercial trade kitchen, with a pass through dishwasher, double sink, 3x drawer fridge / freezers, commercial microwaves, 6 ring gas cooker and double oven (Falcon), two extraction systems, double fryers, grill, hot plate, three upright fridges, two upright freezers, ice cream freezer with access to serve from a Take-Away window.



SCHEDULE OF ACCOMMODATION:

Continued

Outside Terraces :

The outside lower terrace has retractable awning with side panels and heaters to allow comfortable outdoor experience throughout the season, gate to front, c. 18 covers.

Upper terrace : approx. 6m x 7m, c. 20 covers.

BOATHOUSE COTTAGE

Accessed internally via the rear of the commercial kitchen and via rear door or through the front lower terrace, the cottage is to the side and over the business.

At the side of the front door is an area for storage.

Kitchen : Window to front, space for cooking and a dining table. Parquet pattern wooden floor. Four ring ceramic hob with double oven and extraction. Matching base and wall units with a marble counter top, integrated fridge, freezer and dishwasher.

Bedroom 3 : Window to rear, electric heater.

Stairs to First Floor

Lounge : Window to rear and french doors to private patio. Woodburner and engineered wood flooring.

Bedroom 2 : Window to front, electric heater, loft hatch.

Bedroom 1 : Window to rear, electric heater, loft hatch.

OUTSIDE

Patio / terrace with all day long sunny aspect, area c. 42 sqm overall, which allows space for sitting out with some privacy panels.

To the rear of the property is an alleyway with space for bins and gas bottles (for the commercial kitchen).

Allocated parking for 1 vehicle.

LICENCES:

Full Premises Licence for the sale and consumption of alcohol on the premises, Licence Number C1_PL000394.

METHOD OF SALE

Sale of assets as a trading going concern.

TENURE :

Freehold : Advised rear pedestrian right of way for adjacent cottage, no easements or restrictive covenants

SERVICES:

Advised

Mains water and drainage

Single Phase electricity supply

Interested parties to make own enquiries.

BUSINESS RATES & COUNCIL TAX :

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 £6,300, which means for qualifying tenants no rates are payable.

Council Tax (The Cottage) : Band A

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E 121 (NB it should be noted the property has been renovated since this EPC assessment was undertaken).

INVENTORY:

All trade fixtures and fittings essential to the running of the business to be transferred free of any lease / lien on Completion. Copy of Inventory to be supplied prior to exchange of Contracts (except 'Cornish Coffee' machine).

STOCK At valuation (cost price) agreed between seller and buyer on Completion.

VAT:

We advised the business is registered for VAT on sales.

FINANCE:

If you require any advice regarding the financing of The Boathouse we can refer you to a specialist Broker, who undertake an initial desktop assessment at no initial cost, please contact as below.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019 / 07900 604078

Email gt@miller-commercial.co.uk

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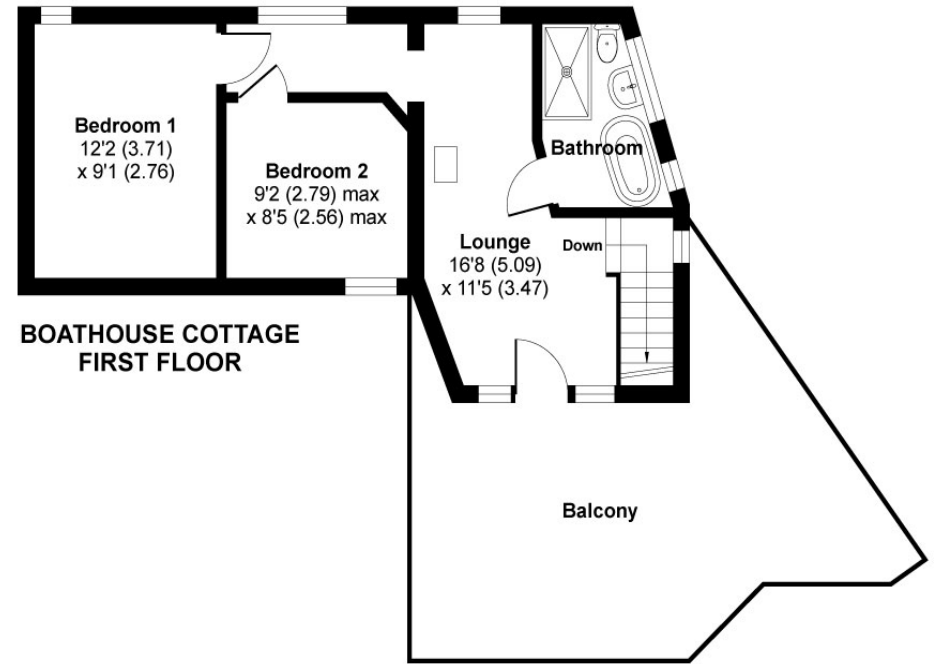
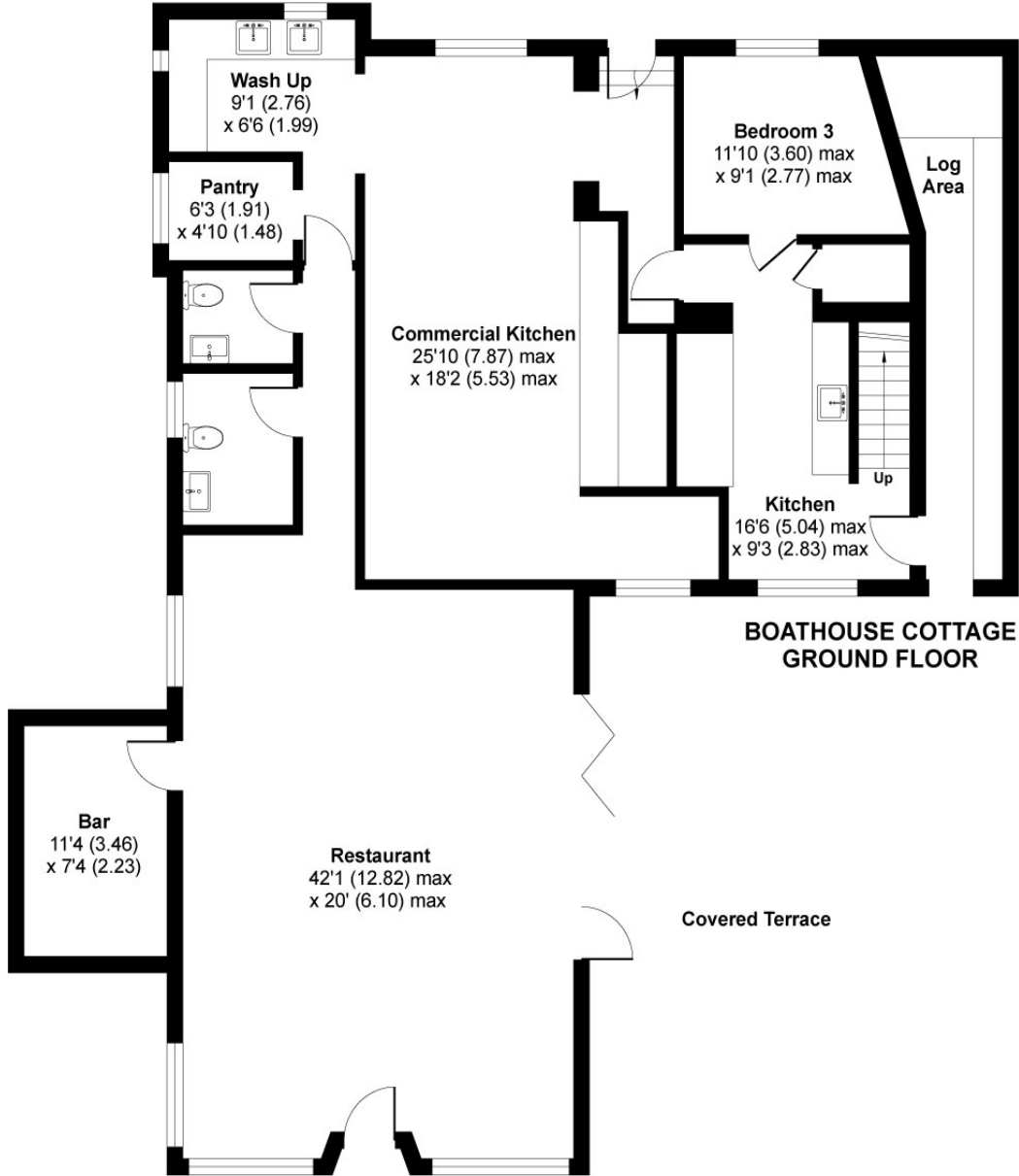




The Square, Portscatho, Truro, TR2 5HW

Approximate Area = 2066 sq ft / 191.9 sq m (exclude log area)

For identification only - Not to scale





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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