



POLPEOR CAFE, LIZARD POINT, HELSTON, TR12 7NT

To Rent By Tender, Rent Offers In Excess Of £25,000 PAX

Miller Commercial 
Chartered Surveyors and Business Property Specialists



OVERVIEW:

The National Trust is a conservation charity, established to protect and preserve places of historic interest and natural beauty for the nation to enjoy. Across the UK, they care for coastlines, historic buildings, countryside, and green spaces, for everyone, forever.

Locally, their work on the Lizard focuses on maintaining its extraordinary natural landscape, supporting biodiversity, and creating meaningful experiences for visitors and communities alike allowing everyone to be able to enjoy their places.

The National Trust are seeking a tenant for Polpeor Café who shares their values; someone with a passion for hospitality, a commitment to sustainability, and an appreciation for the uniqueness of this location. Whether you are a local business looking to grow or an experienced operator with a creative vision, the National Trust are seeking a collaborative partnership that enhances this remarkable place. for all who visit.

LOCATION:

Located on the Lizard Peninsula, and at Lizard Point itself, this café has some of the most sensational outlooks of any coastal café in Britain. Popular with tourists year round this key point on the South West Coast Path has a Wildlife Watchpoint as well as Lizard Wireless Station about a mile away. The immediate area is a part of the Cornwall National Landscape famed for its bird and marine life including puffins, gannets, grey seals, basking sharks and of course the highly renowned Cornish chough.

Helston is located some 12 miles to the north, with access on the A394 west to Penzance and east to Falmouth and onwards to Truro, Cornwall's main administrative hub and city.

DESCRIPTION:

Polpeor Café is an exciting and unique opportunity to run a café on mainland Britain's most southerly point with breath-taking views. The café comprises both an indoor seating area as well as a dramatic cliffside, westward facing terrace and ice cream kiosk. The café comes with a fully equipped kitchen and servery.

Please note: tenders for the whole, or just café or just ice cream kiosk will be considered.

SCHEDULE OF ACCOMMODATION:

The property provides circa 1,400 sq ft (130 sq m) of internal space including servery, internal seating area, kitchen and preparation area. There is a WC internally.

Equipment and white goods are available to the Tenant, to be taken as seen. The Landlord nor the agents provide any guarantee as to their operation or condition and have not tested them.

SERVICES:

We understand that mains electricity, water and private drainage are connected to the property, however these services have not been tested by the Landlord or agents. Interested parties should make their own enquiries. Internet services have previously been provided by the Starlink system. The Tenant will be responsible for sourcing their own internet service.

VAT:

All the above figures are quoted exclusive of VAT. VAT is payable on the rent.

ENERGY PERFORMANCE CERTIFICATE:

The EPC for this property is C (62).

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

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 £6,400.

TENURE / LEASE TERMS:

On behalf of the National Trust we are instructed to seek offers via an informal tender to obtain the lease on this rarely available property. Rent is offers in excess of £25,000 per annum, however, the Landlord will anticipate a minimum commitment of 3 years to be contracted outside the Landlord and Tenant Act 1954 part II. Please put forward the details of the lease length you require in your tender.

The new lease is anticipated to commence on 1 July.

TENDER DEADLINE:

Offers to take on the premises to be submitted to the agent by 17:00 on Friday 13th June.

VIEWING AND CONTACT INFORMATION:

For further information or to arrange a viewing please contact sole agents Miller Commercial to inspect the property on either Wednesday 4th June between 16:00 - 17:30 or Friday 6th June between 9:30 - 11:00.

Prior inspection is essential for any tender to be considered. The National Trust will interview prospective Tenants prior to accepting any offer.

Please contact either:-

Tom Smith on 01872 247013
Email ts@miller-commercial.co.uk

Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

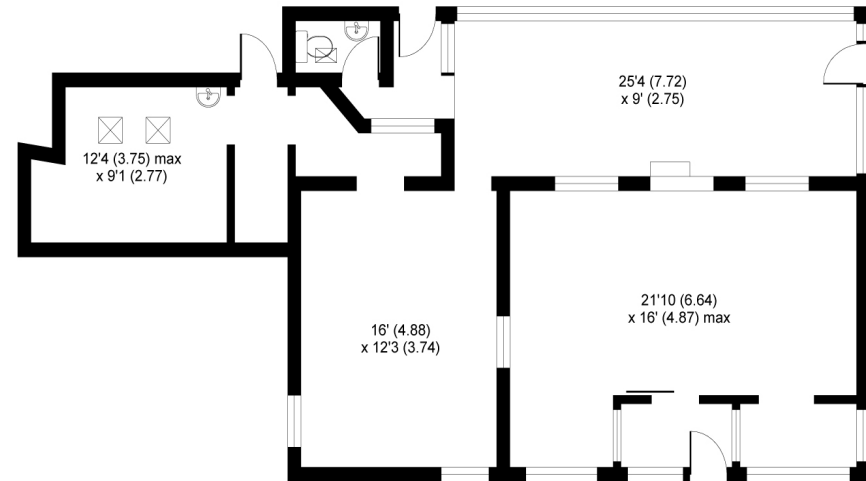




The Lizard, Helston, TR12 7NU

Approximate Area = 1049 sq ft / 97.5 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Miller Commercial LLP. REF: 1282326

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.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39



EG Radius Leaderboards



INFORMAL TENDER

SUBJECT TO CONTRACT

LEASE OF: Polpeor Café, Lizard, Helston, TR12 7NT

CLOSING DATE: 13 June 2025 at 17:00

Tenderer's Name:

Address:

E-mail Address:

Work Number:

Mobile Number

Home Number:

DETAILS OF OFFER

DEMISE: CAFÉ WITH ICE CREAM KIOSK / ICE CREAM KIOSK ONLY / CAFÉ ONLY
(delete as appropriate)

LEASE TERM: TO BE REQUESTED

ALIENATION RIGHTS: THE LEASE IS NOT ASSIGNABLE AND SUBLETTING IS PROHIBITED

INSURANCE: THE LANDLORD WILL INSURE THE PREMISES AND THE TENANT WILL BE RESPONSIBLE FOR A FAIR PROPORTUION OF THE PREMIUM. FOR THE AVOIDANCE OF DOUBT, THE TENANT WILL BE RESPONSIBLE FOR THEIR OWN CONTENANTS INSURANCE.

SERVICE CHARGE: NOT APPLICABLE

SECURITY OF TENURE: THE LEASE WILL BE HELD OUTSIDE THE SECURITY OF TENURE PROVISIONS OF THE 1954 ACT

RENT:

**RENT DEPOSIT: (PAYABLE
UPON COMPLETION OF
LEASE)**

**DETAILS OF
PROPOSED BUSINESS
TO INCLUDE COSTED
BUSINESS PLAN:**



Miller Commercial
The Business Property Specialists



2 Old Bridge Street
Truro
TR1 2AQ
01872 247000

**ANY OTHER
INFORMATION:**



SOLICITOR (FIRM):

ADDRESS:

E-MAIL ADDRESS:

TELEPHONE NUMBER:

COLLUSIVE TENDERING CERTIFICATE

I understand the landlord does not have to accept the highest or any offer submitted.

The essence of Informal Tendering is that Miller Commercial shall receive bona fide competitive tenders (hereinafter called 'Tender'), from all persons interested in making an offer (hereinafter called 'The Offerer'). In recognition of this principle.

The Offerer certifies that this is a bona fide Tender, intended to be competitive and that there has been no fixing or adjusting of the amount of the Tender quoted by or under or in accordance with any agreement or arrangement with any other person.

The offer must be a specific sum and bear no relationship to any other offer which we may receive.

The Offerer also certifies that none of the following acts have been done or will be carried out:

- (a) Communicating to a person other than Miller Commercial the amount or approximate amount of the Offerer's proposed or actual Tender (other than in confidence for the preparation of the Tender for mortgage/funding purposes); or
- (b) Entering into any agreement or arrangement with any other person that he shall refrain from tendering or as to the amount of any Tender to be submitted, or
- (c) Offering or agreeing to pay or give any sum of money, inducement or valuable consideration directly or indirectly to any person for doing or having done or causing or having caused to be done in relation to this or any other Tender or proposed Tender any act or omission.

Signed (as Form of Tender) Tenderer's Signature

Print Name(s) in full

Duly authorised to sign for and on behalf of
(Name of Tenderer)