

RESTAURANT CAFE PREMISES, TREVESCAN, PENZANCE, TR19 7AQ

Freehold Offers in Excess Of £125,000 or Leasehold Guide Rent of £9,000 PAX

Miller Commercial

Chartered Surveyors and Business Property Specialists

LOCATION:
The premises are located in the hamlet of Trevescan in west Cornwall between the picturesque Sennen and Lands End and approximately 8 miles west of Penzance, the nearest large town. Penzance is home to around 15,000 inhabitants and has a mainline railway station onto Truro, Exeter and London Paddington.

DESCRIPTION:
Attractive barn premises most recently trading as a restaurant. Many prominent features including a solid fuel burner and a vaulted ceiling within the seating area. The premises would easily re-open as a restaurant offering, or it could even be turned into a dwelling subject to the necessary planning permissions. The premises also benefit from outbuilding, WCs and a large car park.

SCHEDULE OF ACCOMMODATION:
Open plan dining/sitting area with kitchen to the rear, with door to side seating area.

There are exterior WCs and an exterior barn/store.

In all the accommodation totals 1,022 Sq Ft / 94.98 Sq M under Net Internal Area in accordance with RICS Property Measurement, Second Edition.

TENURE / LEASE TERMS:
The premises are available either freehold at offers in excess of £125,000 or leasehold for a term to be negotiated at an annual rent of £9,000 per annum.

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

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 £9,100. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property has been rated 'B' (84).

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

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Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk







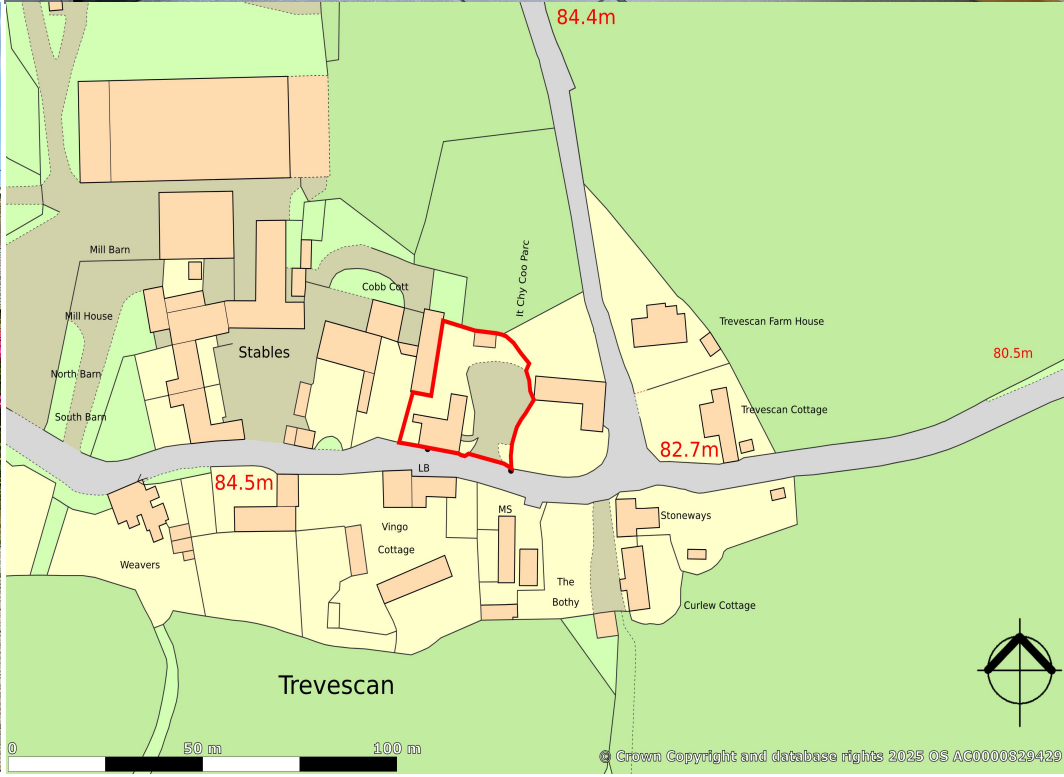


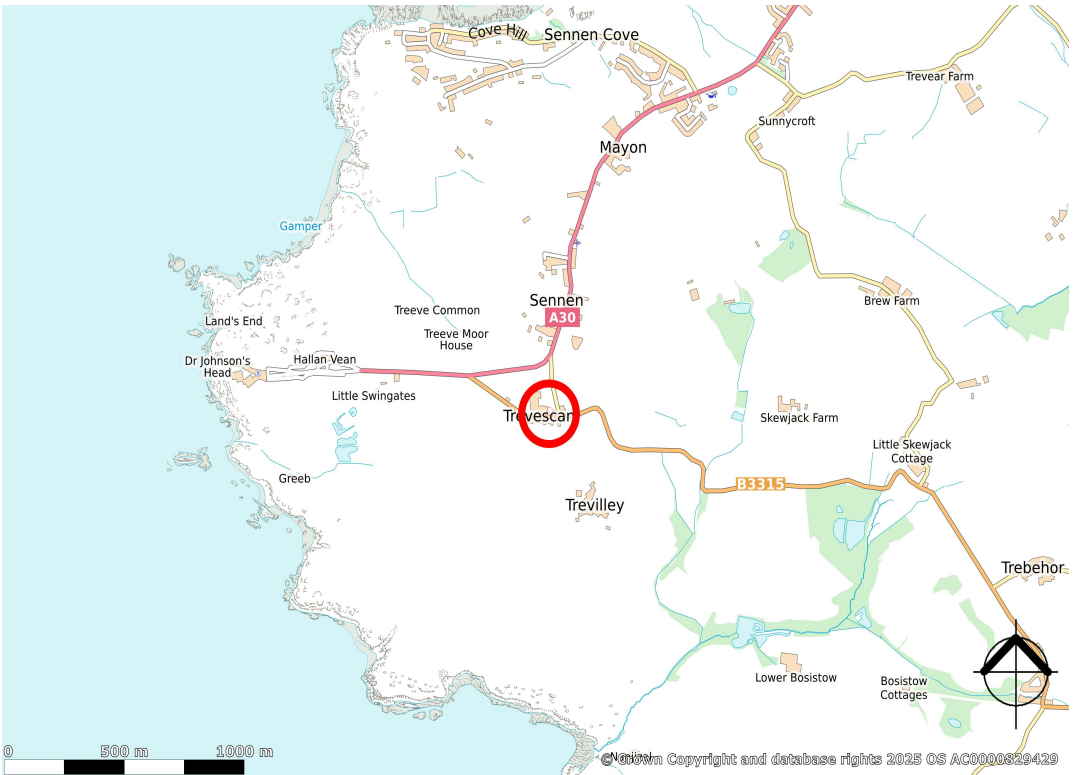

Procaffeinating:
(v) the tendency to not start anything until you've had a cup of coffee.
TOILETS








84.4m
Mill Barn
Mill House
Stables
North Barn
South Barn
Cobb Catt
It Chy Coo Parc
Trevescan Farm House
80.5m
Trevescan Cottage
82.7m
LB
84.5m
MS
Vingo
Cottage
Weavers
Stoneways
The
Bothy
Curlew Cottage
Trevescan
0
50 m
100 m
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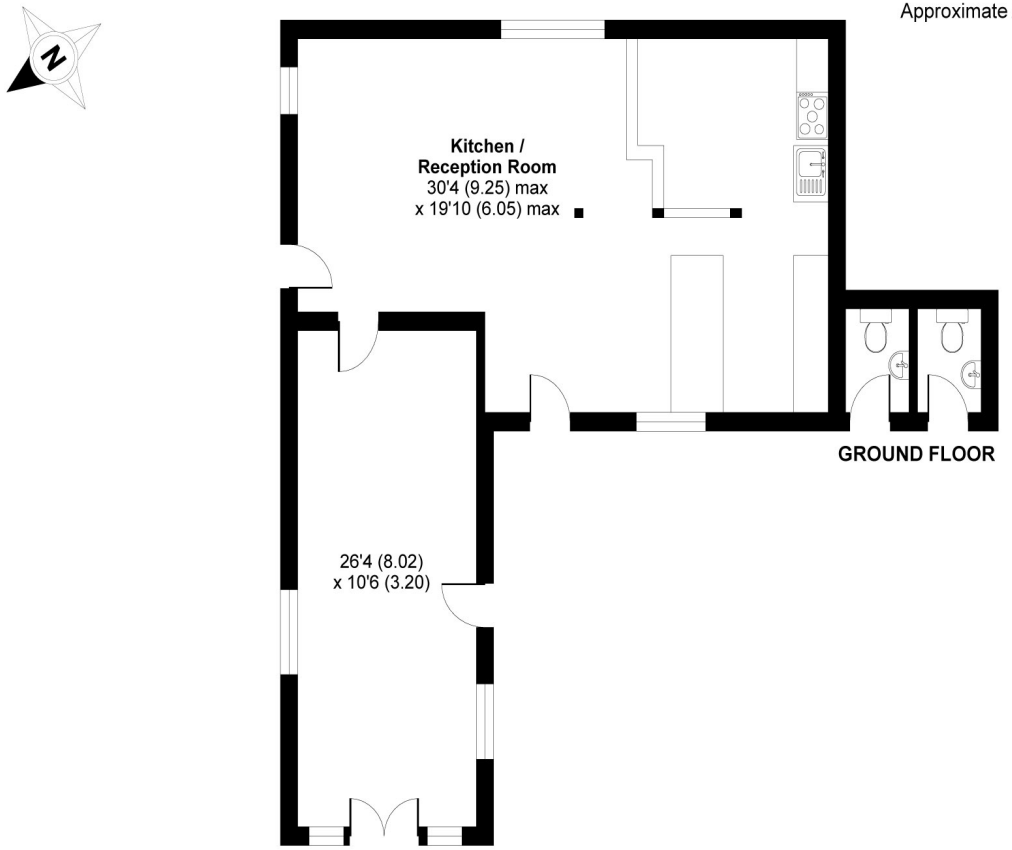

Cove Hill
Sennen Cove
Trevear Farm
Sunnycroft
Mayon
Gamper
Sennen
A30
Treeve Common
Treeve Moor
House
Land's End
Brew Farm
Dr Johnson's
Head
Hallan Vean
Little Swingates
Trevescan
Skewjack Farm
Little Skewjack
Cottage
Greeb
B3315
Trevilley
Trebehor
Lower Bosistow
Bosistow
Cottages
0
500 m
1000 m
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Holsworthy
Okeha
Cornwall
Boscastle
Tintagel
Launceston
Camelford
Tamar
Bodmin Moor
CORNWALL
Padstow
Wadebridge
Callington
Tavis
Newquay
Bodmin
Liskeard
Saltash
Lostwithiel
Looe
Fowey
Torpoint
Whitsand
Bay
St
Austell
Truro
Probus
Redruth
St Ives
Camborne
Hayle
Penryn
St Mawes
St Just
Helston
Falmouth
Penzance
Falmouth Bay
Mount's
Bay
Land's
End
Lizard Point
Lizard
CITY OF
PLYMOUTH
Promap

Sennen, Penzance, TR19 7AQ

Approximate Area = 884 sq ft / 82.1 sq m

For identification only - Not to scale



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: 1310845

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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