



TOWAN BEACH CAFE, ST ANTHONY, TRURO, TR2 5EX

To Rent by Tender: £7,200 Per Annum* plus 10% Gross Turnover Rent



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 Roseland 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 Towan Beach 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.

PROPERTY:

Main café seating area with serving bar, rear kitchen and takeaway hatch, alongside exterior stores, WCs and large courtyard space with seating. All the areas are to be maintained by the tenant.

Please note that the property comes completely unfurnished and the tenant will be responsible for the cleaning and upkeep of the WCs.

The path from the car parks to the beach runs through the café courtyard providing a captive audience to the area.

LOCATION:

The Roseland Peninsula has been designated part of Cornwall's National Landscape (CNL) for the quality of the landscape and unrivalled coastal scenery.

A haven for walkers and part of The South West Coast Path, Porth Beach connects to a network of footpaths that extend towards St Anthony Head as well as in land, to create a series of delightful circular dog friendly walks that take in secluded coves home to various seal colonies, former military installations, the well-known St Anthony's lighthouse and the tranquil waters of the Percuil River.

For wildlife lovers and watersports enthusiasts, there are plenty of activities on The Roseland. From peaceful swimming beaches, hidden creeks and wooded countryside to pretty fishing and rural villages and dramatic cliff top views.

Nearby is St Just in Roseland with its beautiful 13th century church. The churchyard is planted with many tropical plants and sits on the water's edge, creating a place of calm and reflection.

DESCRIPTION:

This is a wonderful opportunity to acquire the lease to a stunning Roseland Peninsula destination cafe close to St Anthony's Head, the popular village of Portscatho and the ever popular St Mawes. The cafe is situated adjacent to two large National Trust car parks, a mere minute's stroll through dunes to the gorgeous Towan Beach and also forms part of an extremely popular circular walk around St Anthony's Head. The footpath from the car parks runs right through the café grounds bringing a captive audience.

As a minimum the business is required to be open 7 days a week from 10:00 - 16:30.

SUSTAINABILITY:

As a conservation charity, the National Trust has a clear strategic focus on sustainability, with ambitions to look after its places and give them a sustainable future, as well as to improve the state of nature in the UK. For this partnership opportunity they therefore encourage the promotion of season and sustainably sourced food and beverage products from local suppliers - similarly with sustainable energy where possible.

LEGAL COSTS:

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

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is B (41).

LEASE TERMS:

On behalf of the National Trust we are instructed to seek offers via informal tender to obtain the lease on this rarely available property.

*Rent is £7,200 per annum on an Internal Repairing and Insuring basis, subject to 10% gross turnover rent. 3 year minimum term. Other terms open to negotiation.

The lease is available from early 2027.

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 £8,400.

INFORMAL TENDER DEADLINE:

Offers to take on the premises to be submitted to the agent by 17:00 on Wednesday 4th November.

VAT:

All figures are quoted exclusive of VAT.

VIEWING AND CONTACT INFORMATION:

For further information or to arrange a viewing please contact sole agents Miller Commercial to view on either:

Wednesday October 14th 10:00 - 12:00
Wednesday October 21st 15:00 - 17:00

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:

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

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





Porth Beach Cafe, St Anthony, Portscatho, Truro, TR2 5EX

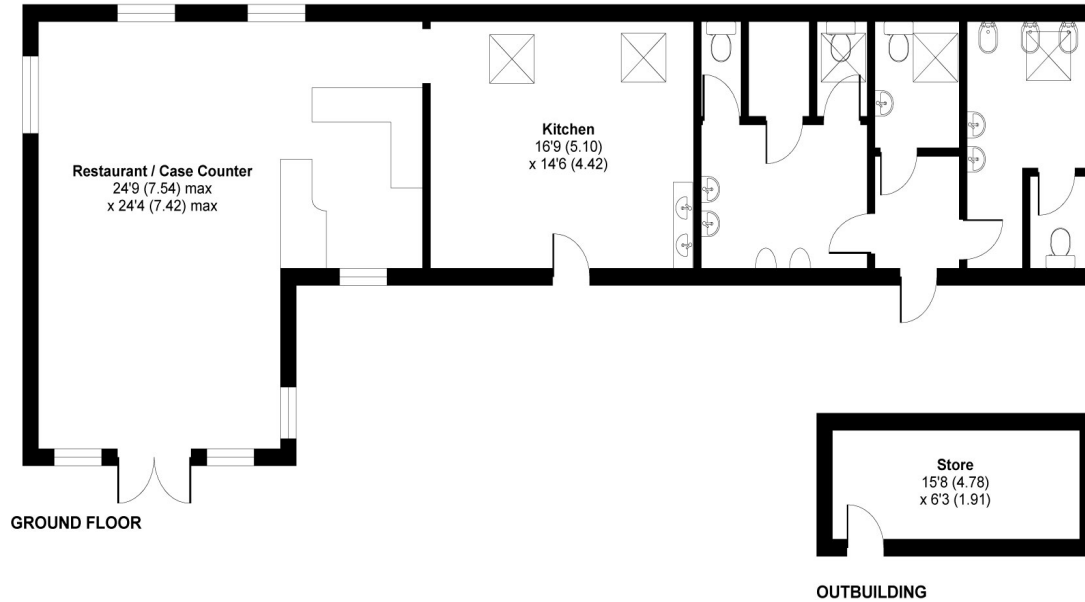


Approximate Area = 1111 sq ft / 103.3 sq m

Outbuilding = 99 sq ft / 9.1 sq m

Total = 1210 sq ft / 112.4 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 202v. Produced for Miller Commercial LLP. REF: 1520205

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