

**For Sale**

OIEO of £3.5m

Gylly Beach Cafe, Cliff Road, Falmouth TR11 4PA

Approx. 6,650 Sq Ft  
(617.80 Sq M)





# Summary

- Blue flag Beach Café and bakery
- Extremely rare freehold and leasehold opportunity
- Long term ownership and run under management
- 70 internal covers 100 outside
- Strong trading from stand out location
- Two 2 bedroom apartments
- Best bids by midday 30<sup>th</sup> June 2023
- Outstanding business year round

## Location:

Gylly Beach Café, takeaway and bakery is situated on Cliff Road with direct access onto Gyllyngvase beach over which has trading rights.

Gyllyngvase beach is a very popular blue flag beach within a predominately residential setting West of Falmouth town centre. The location provides an immediate residential customer base and has a high profile for those visiting the area.

Falmouth has a residential population in excess of 20,000 and a vibrant local economy based on tourism, education and nautical commerce. Whilst not a high street position, the immediate access to the beach provides for strong footfall, peaking in the Summer months, but considered year round given the surrounding residential elements.

In addition, there has been significant residential development both around and within Falmouth and on Cliff road itself in recent years.

## Description:

A licenced freehold restaurant with direct beach access and set out to make the best of the location with wide covered decking and smart interior design. Two 2 bedroom apartments and office at first floor.

Shipping containers for letting investment for watersports activity centre, retail beach sales and additional storage. Adjoining building held on lease and providing substantial takeaway counter sales and bakery with aforementioned retails sales and beach trading rights. The combined site provides significant revenue opportunities from an outstanding trading location.

There are a total of 5 shipping containers on the eastern side of the cafe - 2 of which are used by the cafe for essential storage and the other 3 comprise 2 letting units for watersports activities currently sublet on a rolling lease.

There is a further container attached to the takeaway building which acts as a beach shop in the summer months.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (1st Edition).

The main property is arranged as ground floor open plan bar and seating area with space for 70 covers with main kitchen, theatre kitchen and beer cellar. On the beach elevation is a significant decked patio area which is partly covered with glazed balustrade and provides for 100 covers to include a very popular bar be que and additional seating as the season demands.

There are two independent apartments at first floor, both with two bedrooms (one en suite), bathroom, kitchen and lounge and historically used for staff accommodation. First floor office and stores.

Adjacent to the property is the kiosk building which trades as The Bakery on the Beach, providing takeaway services. Immediately adjacent to the kiosk is a shipping container for beach goods retail - this falls within the leasehold title. On the Eastern side of the building there are two shipping containers one being used for storage with the other utilised as an investment and let to a watersports company \*details on request and subject to NDA.

Ground Floor	sq m	sq ft
Seating Area A	123.94	1,334
Seating Area B	22.28	240
Kitchen/Prep/Washing area	46.32	499
Freezer/Fridge/Bakery/Prep	45.50	490
Patio	132.95	1,431
First Floor	sq m	sq ft
Office	7.38	79
Store A	2.70	29
Store/Changing	10.01	108
Store B	2.43	26
Flat 1	80.99	872
Flat 2	80.99	872
Total	617.80	6,650

## Services:

We understand that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

Awaited. Bakery C (59)

## Planning:

The freehold property is E class uses which include retail, cafe/restaurant, creches, indoor recreation and gyms with the apartments above class C3 residential. The leasehold property provides for sui generis use and F2 - Indoor / Outdoor Leisure / Sporting Activity / Centre.

## The Business:

The principal business for the freehold property is as a licenced restaurant with staff accommodation over and one letting investment leasehold premises are used as a takeaway bakery venue with adjoining beach goods retail. The lease is from Cornwall County council to include the trading rights for Gyllyngvase Beach. The venue has been privately owned for over 20 years and in recent years run under management. Trading information will be made available to interested parties subject to an NDA.

## Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £51,000 for the cafe and £10,000 for the bakery effective from the 1st April 2023. Please check for rates payable. There are current government initiatives to support hospitality businesses and reductions in place for 2023/4. Council tax band B for each of the apartments.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

Freehold Title to the beach café and leasehold assignment for bakery and beach trading rights. Guide price in excess of £3.5M to include goodwill and trade inventory. Stock in addition and at valuation. Sale by way of a transfer of the going concern for which TUPE will apply. Freehold sale and leasehold assignment (subject to landlords consent).

<https://www.gyllybeach.com/>

**All offers in writing by midday on Friday 30th June 2023.** Offers to include proof of funds and expected timescale to complete. Our client is not obliged to accept the highest or any bid.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents. Do not approach management or staff on site.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

The property has not been elected for VAT.



## CONTACT THE AGENT

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