

To Let

**Rent £35,000 pax or a longer
term lease at peppercorn rent
for £375,000.**

Cafe Bar Karrek, Harlyn Bay, Cornwall
PL28 8SB

2,260 Sq Ft
(210 Sq M)

Summary

- New 210 square metre (2260 sqf) restaurant and bar
- Next to popular North Cornwall beach
- Exciting opportunity in area well known for quality food and drink providers
- Includes external terrace trade area
- Part of impressive luxury apartment scheme
- Customer parking
- Blank canvas start up

Location:

Harlyn is within the ever popular seven bays between Padstow and Newquay in an area well known for quality food and drink experiences surrounded by the stunning backdrop of the North Cornwall coast. Ever popular Padstow in nearby and Harlyn Bay is a busy surfing beach which is dog friendly year round. It was the chosen destination for market leading Pig Hotel Group for their first site in the county and has increased the areas appeal.

Description:

Forming the restaurant and bar element of the stunning Karrek development at Harlyn Bay this 210 sqm(2260 sqf) opportunity provides a blank canvas within which to create a much needed food and drink offer for the area.

Our clients Harrington Homes have created a luxury residential led development from the former Harlyn Inn, just a stone's throw from this ever popular year round surfing beach.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Total	210	2,260

Service charge:

£3,500 pa. Please ask for further details.

Services:

We understand that mains electricity, 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:

To be confirmed.

Planning:

E class use.

Business rates:

To be assessed.

Terms:

Available by way of a new 10 year lease.

Legal fees:

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

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:

All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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Ground Floor Plan



