

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

For Sale

£850,000

Lamorna Cove Commercial buildings, West Penwith,
Cornwall TR19 6XH

1,703 sq ft
(158.20 Sqm)



Summary

- Main building to include Café and retail with external trading areas
- Two apartments
- Outside terrace and kayak store
- 4 car parking spaces
- Exciting trading opportunity or for future letting income

Location:

The property is situated on the South West coast path which runs through the title and is a recommended stopping point on the itinerary being an excellent place to rest between Penzance and Lands End. The town of Newlyn lies approximately 3 miles north and Penzance approximately 4 miles north. Lamorna Cove provides outstanding seaviews with nearby attractions such as The Minack Theatre, Land's End and Porthcurno.

Description:

Lamorna Cove evokes all that is romantic, artistic and mysterious about the county of Cornwall and it is a name that is known throughout the Southwest and far beyond.

After a long guardianship the current owners are looking for the next family to fall in love with the cove as they have and to protect it for many years to come.

Accommodation:

The commercial building provides a detached property comprising café and retail unit to the ground floor and two apartments to the first floor, with external café seating area and kayak store. The property is accessed via a private road leading down into the cove for which full pedestrian and vehicular rights will be given.

The main building is a two-storey detached property with part roof terrace. The property is situated on the front of the harbour and benefits from unspoilt sea views. The café comprises a seating area (30 covers) and kitchen with additional harbourside two-level patio seating (80 covers) and we are advised that this is leased to a family member for £15,000 per annum on an informal basis. There are no trading accounts and purchasers may wish to explore continuing with the current position or to purchase with vacant possession as best suits their needs. There is a single WC, preparation room and store accessed externally. The retail unit comprises a shop floor only and has been let on yearly rolling lease at an advised rent of £4,400 per annum – lease renews in September each year. The kayak store has been leased out for the Summer season with an advised rent of £1,000 per calendar month.

The two apartments: Lookout (1 bed) with holiday use consent and Harbour View (2 bed) with residential consent. These areas have not been inspected by the agent. Our client use Cornish Horizons to manage their holiday bookings for The Lookout and advise a gross income of £25,000 per annum from 40 weeks, tending to use the apartment themselves and for renovation November through March. Harbour View is let on an AST basis under 12 month term from September at advised £1,000 per calendar month, tenant paying all bills.

As a part of the transaction 4 car parking spaces will be available by way of 75 year lease at £50 per annum per space.

The property is further described by the photographs within the sale brochure.

	sq m	sq ft
Cafe	64.69	696
Retail Unit	17.58	189
Harbour View	43.86	472
The Look out	32.06	345
TOTAL AREA	158.20	1,703

Services:

It is understood that the property is connected to mains electric and water. Private drainage.

EPC / MEES:

Lamorna Cove Café D
Lamorna Gift Shop C
Harbour View F
Lamorna Cove Lookout F

Business rates:

The rateable value effective 1st April 2023 are set out as below. However, interested parties are advised to make their own enquiries with regard to current rates and council tax payable.

Lamorna Cove Café £2,425
Lamorna Cove Shop £2,000
Outdoor Seating £510
Lookout £2,500
Harbour View – council tax band A

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

Terms:

Lamorna commercial buildings are available for sale freehold and by private treaty. The owners will fully engage with interested parties once ability to purchase has been disclosed to their selling agents. The agents are advised that all commercial interests have run successfully since 1952.

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.

Further information and viewings:

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

CONTACT THE AGENT

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Floor Plan

