



To Let

Offers To Rent Invited

Porthwarra, St. Levan, Penzance, Cornwall TR19 6JR

484 Sq Ft
(45 Sq M)

Summary

- Informal Tenders invited by 19th March 2025
- Viewing days 25th February and 11th March 2025
- Located within a prominent tourist location
- A key point on the South West Coastal path
- Adjacent to Porthgwarra Beach
- Car parking available
- Located close to key landmarks including Lands End and the Minack Theatre
- Equipment available by way of a premium

Location:

Lands End, located at the foot of Cornwall, is a popular tourists destination benefitting from landmarks such as The Minack Theatre and Lands End attraction as well as the popular South West Footpath .

The principal town of Penzance boasts easy access onto the road network via the main A30 trunk road that runs adjacent to the town and connects at Exeter to the M5. Alternatively the National rail network via the station located at the bottom of Market Jew Street, runs directly through to London Paddington on a daily basis. Penzance is well known as the retail and administrative capital for the most Western part of Cornwall.

Description:

The café is available from March 2025 and benefits from being well located in a prominent position, directly onto the popular South West footpath which sees thousands of passers by annually.

The café is fully operational with equipment and two stores. White goods are available by way of a lease premium of £6,658, please enquire for further details.

Externally, the café benefits from having outdoor seating for up to 64 people, as well as being located close to the main car park of Porthgwarra Cove.

The public toilets onsite are to be managed and maintained by the leaseholder

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Cafe	11.40	123
Stores	33.54	361
Total	44.946	484

Services:

We understand that mains electricity, water and private drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries. The leaseholder will be required to use the Starlink system for wifi which the estate has installed. This will be £30pcm and will not be allowed to be shared with customers.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £1,035, therefore making the approximate Rates Payable £516.47 per annum for 2024/25. An occupier is likely to benefit from small business rates relief.

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

Terms:

The property is available by way of a new lease directly from the landlord. The lease will be on an effective full repairing and insuring basis for a term of six years with a mutual break option at year three; subject to six months notice. The lease will be contracted outside of the Landlord and Tenant Act 1954 Part II. The new lease is subject to a lease premium of £6,658.

Offers to rent to be submitted to the agent by midday on Friday 14th March 2025

Legal fees:

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

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 to view the property on either 18th of February or the 4th of March.

CONTACT THE AGENT

Morwenna Pound

Tel: **07917 916546**

Email: mpound@vickeryholman.com

Evelyn Ferris

Tel: **07553 823176**

Email: eferris@vickeryholman.com

Truro Office

Walsingham House, Newham Road,

Truro, Cornwall, TR1 2DP



INFORMAL TENDER FORM
Porthwarra Cove Café, St Leven, Penzance

- The landlords do not undertake to accept the highest or any other offer. All offers will be considered on their individual merits.
- Offers must be for a fixed sum and not an escalating amount, (i.e. '£5 more than other offers')
- The successful bidder will be expected to be in a proceedable position
- This form must be completed in full and any supporting information requested attached.
- All offers are subject to contract, and offerors must make clear any other conditions.

To be received by 12 noon on Friday 19th March 2025 by email, clearly marked:
FAO Morwenna Pound – Offer To Rent for Porthwarra Cove Café, St Leven, Penzance TR119 6JR

Name:

Company Name:

Address:

..... Post code:

Contact number: Email:

Offer amount (figures and words): £..... (.....Pounds) per annum exclusive

Intended Use

Please provide details of your intended use for the property.

.....
.....
.....

Track Record

Please provide details of your track record including examples of similar transactions which have been successful.

.....
.....
.....

Is there anything else we should be aware of?

.....
.....
.....
.....
.....
.....

Solicitor's details if you intend to use one

Name:
Company Name:
Address:
..... Post code:
Contact number: Email:

I confirm that I have answered fully and honestly to the best of my knowledge and have read and agreed to the conditions overleaf.

Signature:

Dated: