



For Sale

OIEO £750,000 plus VAT

Mariners, 4 Grove Place, Falmouth, Cornwall TR11 4AU

659 Sq M
(7,093 Sq Ft)

Summary

- Well located site opposite Discovery Quay
- Public bar and dining area (80+ cvs)
- Basement bar/coffee shop and commercial kitchen
- Up to 10 Letting bedrooms
- 1 bedroom flat
- Front & rear beer gardens
- Vacant possession sale
- Great location between car parks and town centre

Location:

The Mariners (formerly the Cutty Sark) forms part of an attractive row of Georgian style town houses overlooking Discovery Quay. It is a busy location for the town and a good location to compliment the food, beverage and letting use.

Description:

The Mariners is a Grade II Listed building within the local conservation area and forms part of a terrace of similar, predominately commercial premises, that date from circa 1840. The building is laid out over four floors with beer gardens front and rear. Trading areas over the first two floors and with letting accommodation and a managers flat over the two upper floors. The Mariners is available freehold with vacant possession and best and final offers invited by midday on Friday 24th July 2026.

Accommodation:

The property is accessed from the front via a beer garden with space for 6/8 trade patio tables and steps leading via a central stair and lobby to the main trade areas at first floor plus access to lower ground floor former bar/coffee shop.

Lower ground floor: Former bar/coffee shop (9m x 4.2m) with space for circa 20 covers. Commercial kitchen (4.4m x 3m) with separate washroom (2.8m x 2.6m). Internal and front access to rear storage room (4.9m x 4.4m) with rear access. Beer cellar (6.1m x 2.3m) with two additional stores.

Ground floor: Public bar (9.4m x 4.4m) with window seating area, space for 12 covers with long wooden bar servery and bifold doors, dumb waiter from lower ground floor kitchen. Split dining room with internal access to upper floors (6.4 x 4.8) with space for 30 covers. Rear dining area (8m x 4.5m) with space for 24 covers. Inner lobby with internal stairway to lower ground floor, customer toilets and rear pool room (6.5m x 4.4m) and leading in turn to the rear enclosed beer garden.

The upper floors are split with half and main landings.

First floor rear provides for a self contained flat with separate kitchen. Hallway with rear fire escape. Bathroom and WC, Lounge (4.3m x 3.5m) and bedroom (3.1m x 2.9m).

Main first floor landing with inner lobby to kitchen (5.3m x 2.6m). Three double letting bedrooms (all en suite) and office.

Second floor half landing to self contained apartment with 3 letting rooms sharing shower room and separate WC. Main landing with 4 further double letting rooms (three en suite and 1 with separate bathroom WC. Linen store.

Outside: Front and rear trade gardens with space for c100 covers.

Approx	sq m	sq ft
Total	659	7,093

Services:

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

EPC / MEES:

B (44)

Planning:

Interested parties should make their own enquiries to the local planning authority. The property is Grade II Listed and within the conservation area.

<https://www.cornwall.gov.uk>

Business Rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £31,500. This is not the amount you pay. Council tax band A.

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

Terms:

Available freehold with vacant possession. No trade history.

Legal fees:

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

Money laundering:

Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

VAT:

The property is opted to tax and VAT is payable, in addition, on 90% of the purchase price.

Further information and viewings:

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

CONTACT THE AGENT

Mike Easton

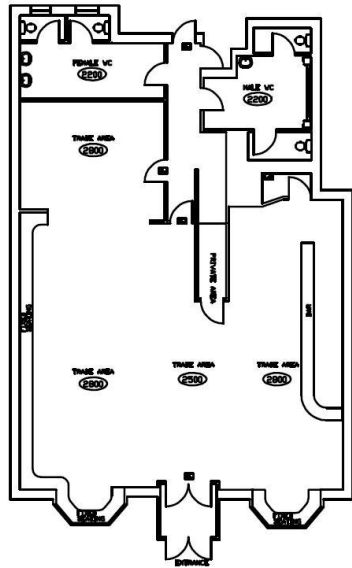
Tel: 07527 388045

Email: measton@vickeryholman.com

 **Truro Office**

Walsingham House, Newham Quay,
Truro TR1 2DP





First Floor Layout



Second Floor Layout



Third Floor Layout

