



## THE GREENHOUSE, 6 HIGH STREET, ST. KEVERNE, HELSTON, TR12 6NW

A fantastic opportunity to purchase a highly reputable restaurant which has been trading for 20 Years ( since March 2005). Located in the heart of the popular village of St. Keverne in the Lizard peninsula. The dining room space extends to 523square feet and is currently used to accommodate 18-22 covers within a small and personal dining room. It is offered with an assignment of a recently renewed 7-Year lease (Renewed March 2024).

- **RESPECTED AND POPULAR LEASEHOLD RESTAURANT**
- **AVAILABLE FOR FIRST TIME IN 20 YEARS**
- **ASSIGNMENT OF EXISTING LEASE**
- **ALL FIXTURES AND FITTINGS INCLUDED**
- **STOCK ALSO INCLUDED**
- **ENERGY PERFORMANCE ASSET RATING 'D' (88)**

**£57,000 To Include All Stock, F&F**

**LOCATION:**

Situated on the High Street, in the picturesque village of St Keverne on the Lizard Peninsula, The Greenhouse Restaurant offers a refined yet relaxed dining experience.

Just 12 miles from Helston and around 20 miles from Falmouth, it's a hidden gem for food lovers exploring Cornwall and the Helford River area for sailing. And close to some of the best diving sites in the area.

**ACCOMMODATION:**

Restaurant and kitchen - Restaurant Area - 23.2sqm (250sqft) and has recently been refurbished with a new hard wearing floor throughout the restaurant, bar and toilet areas. All these areas are well maintained and regularly decorated. Both the toilet area and bar have been refitted with new lighting.

The kitchen & Ancillary Area - 6.9sqm (74sqft). The main kitchen has a Zanussi 6 burner oven, a double fryer and a 3 door bench fridge all of which are well maintained and very much cared for, as well as a new gas chargrill.

There is also a work bench, sink and hand basin. This area is recently fitted with new lighting and sockets in some locations.

The ancillary area has the main wash up area fitted with a commercial dishwasher and 2 domestic fridges. There is a good size dry store and small prep area with 2 under counter fridge & ice cream freezers  
Total Area - 30.1sqm (324sqft)

**ACCOMMODATION CONTINUED:**

Outside To the front of the premises there is a small area that could be used for outside seating. And to the rear there is a parking space and garage and a small back yard which is used to grow herbs for the kitchen.

**LEASE TERMS:**

Available by way of a lease assignment which renewed in March 2024 for a 7 year term.

The annual rent is £7,200 per annum paid quarterly.

**BUSINESS:**

The Business Currently is a thriving modern bistro in the friendly historical village of St Keverne. The restaurant is well supported by locals and visitors and attracts people from all over the Lizard and beyond.

Serving a menu based around local & organic produce this well-established business was accredited in the Michelin guide between 2009 and 2019 and currently accredited in the Good food guide since 2018 to current date.

The leasehold is available at £57,000 to include current Fixtures and Fittings and Goodwill.

More detailed accounts are available upon request to applicants further to a viewing.

Opening hours at present: Thursday to Saturday evenings: 6.30pm-late; which allows a significant opportunity for any purchaser to extend the business hours.

**VAT:**

All the above prices/rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**INVENTORY:**

A full inventory is available upon request.

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £5,900. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is D (88).

**VIEWING AND CONTACT INFORMATION:**

Strictly through Miller Commercial. Please contact either:-

**Jonny Bright** on 01872 247022

Email [jb@miller-commercial.co.uk](mailto:jb@miller-commercial.co.uk)

**Graham Timmins** on 01872 247019

Email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk)





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