RAFFERTYS WINE BAR, ST. MERRYN, PADSTOW, PL28 8NA

£795,000 Freehold

Miller Commercial
Chartered Surveyors and Business Property Specialists

LOCATION:
St Merryn is a charming village on Cornwall's north coast, just a few miles from Padstow. Surrounded by stunning beaches like Harlyn Bay and Constantine, it's a popular base for exploring the area's rugged coastline and scenic countryside. The village offers a relaxed atmosphere with local pubs, shops, and eateries, blending traditional Cornish character with modern comforts.

DESCRIPTION:
A rare opportunity to acquire a well regarded wine bar and restaurant near Padstow. The aim of Rafferty's Cafe and Wine Bar centres around what our client believes to be 'The Three G's', to achieve the best possible dining experience: Great Food, Great Wine and Great Service.

There is accommodation to the upper parts and this business is a ready to go whilst also providing avenues to increase revenue or to diversify the offering.

SCHEDULE OF ACCOMMODATION:
Ground floor restaurant and wine bar with 35 covers in the restaurant, 22 in the bar/orangeries, and 30 outdoor covers in the courtyard. The ground floor also has customer WCs and a well appointment commercial kitchen.

The first floor has four bedrooms with reception and kitchen.

TENURE:
The property is available freehold whilst the business is available by way of an Asset Purchase Agreement.

BUSINESS:
Open year round the business has a strong trading history with profit and loss accounts available following a conversation with Miller Commercial. Headline turnover for year end May 2024 is just shy of £330,000.

STOCK:
Stock be taken at valuation.

INVENTORY:
An inventory can be made 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 £19,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

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.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is C (58).

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

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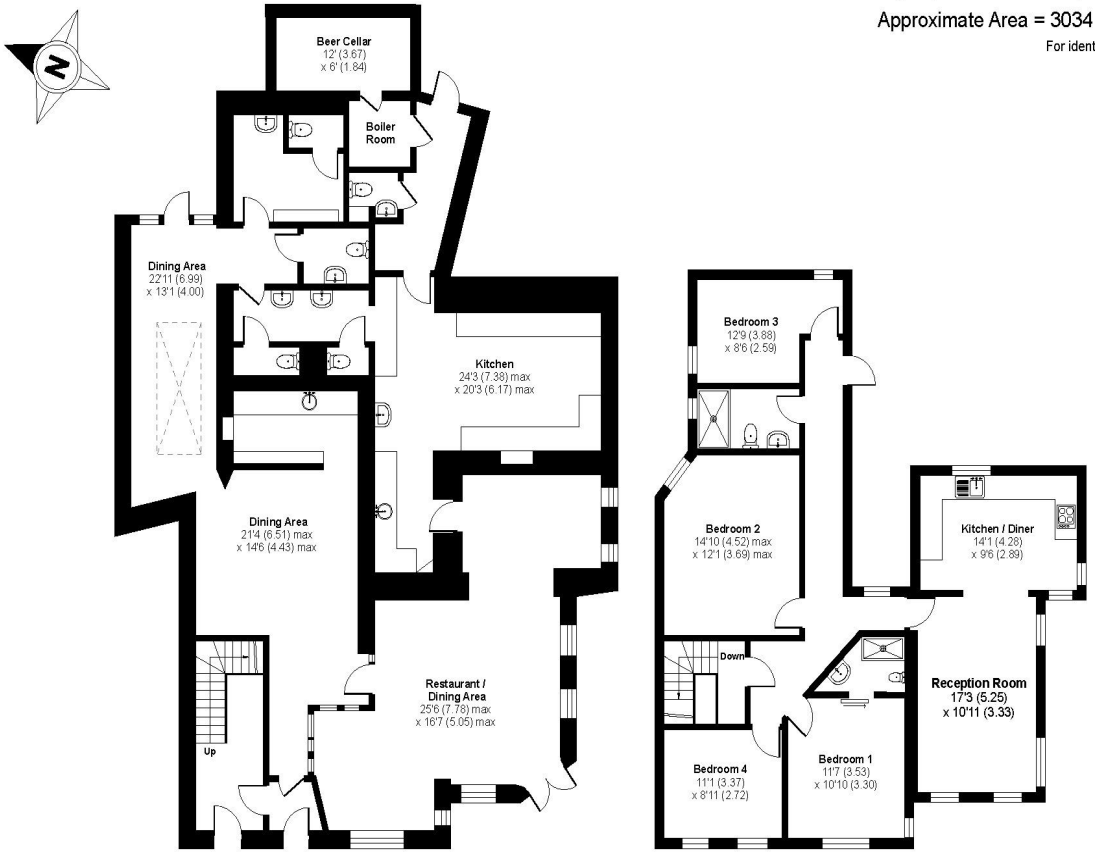
St. Merryn, Padstow, PL28 8NA

Approximate Area = 3034 sq ft / 281.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Miller Commercial LLP. REF: 1321287

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