

OLD CUSTOM HOUSE, ST IVES

SBC PROPERTY

OLD CUSTOM HOUSE
WHARF ROAD
ST IVES
CORNWALL TR26 1LF

- St Ives harbour front licensed tapas bar
- Prime trading location, beach and sea views
- First floor with private entrance. Two bar\seating areas. Commercial kitchen with extraction
- An exceptional opportunity to acquire a centrally located catering premises
- Popular tourist destination consistently bustling throughout the year, with a significant surge during the summer months
- Grade II Listed Building

LEASEHOLD PREMIUM GUIDE PRICE £45,000



LOCATION

The Old Custom House Restaurant is a first floor licensed restaurant located on The Wharf, St Ives with stunning views over St Ives Harbour, St Ives Bay, across to Gwithian and Godrevy Lighthouse. St Ives is one of the UK's most favoured holiday destinations and has ever growing popularity and often appears as one of the "Best UK Seaside Town" s in the UK.

The picturesque harbour and fine sandy beaches attract a high volume of visitors during the seasonal months with other attractions including quaint narrow streets, a range of galleries, retail and catering outlets, The St Ives School of Painting and Tate Cornwall.

DESCRIPTION

This extremely well-appointed first floor premises offers a licensed premises suitable for circa 24 to 30 covers. A private entrance to the side of the property off Wharf Road leads into accommodation arranged to provide two linked seating and bar areas to the front with bay windows overlooking the picturesque harbour with far reaching sea views.

An equipped commercial kitchen with a range of catering appliances includes commercial extraction with a wc and dry store found adjacent.

The Grade II Listed building offers an outstanding restaurant opportunity to acquire a harbourside property in one of Cornwall's most quaint locations in one of the UK's leading holiday resorts.

The premises are available by way of lease assignment from October 2025. Expressions of interest are sought, viewings by appointment only subject to occupier availability.

THE BUSINESS

The Old Custom House has recently traded as a licensed drinks and food establishment, but more recently as a temporary gallery and is now offered for a new occupier to mark their mark and install their business in this superb premises and location. No trading figures are available; the premises comes free off any staff.

ACCOMMODATION (Areas are approximate)

An external granite staircase adjoining the Old Custom House leads to the first floor restaurant.

ENTRANCE HALL

DRY STORE (1.87m x 1.64m)

CLOAKROOM WC

RESTAURANT AREA (4.46m x 3.34m & 3.96m x 3.8m)
The bar and seating areas comprises two connected rooms with paned bay windows to the front elevation taking in the superb views over St Ives Harbour, and beyond. Stripped timber flooring. The space allows for circa 24 with scope for up to 30 covers.

KITCHEN (3.7m x 2.95m)
Equipped with a range of commercial catering appliances including refrigerated counters, extractor canopy, stainless shelving, work surfaces with inset sink unit and further wash hand basin, dishwasher, glasswasher, combi-oven. All Inventory items to be confirmed

FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

PLEASE NOTE THAT NOT ALL FIXTURES AND FITTINGS SHOWN IN THE PHOTOGRAPH ARE NOT INCLUDED AND MAY BELONG TO THIRD PARTIES

LICENCE

The premises hold a Premises Licence as a Cafe\Restaurant for off and on alcohol sales and recorded music, 7 days a week, a copy of the licence is available upon request.

TENURE

The premises are held Leasehold, 10 years from May 2022, subject to May 2025 rent review, on proportional full repairing terms.

RENT

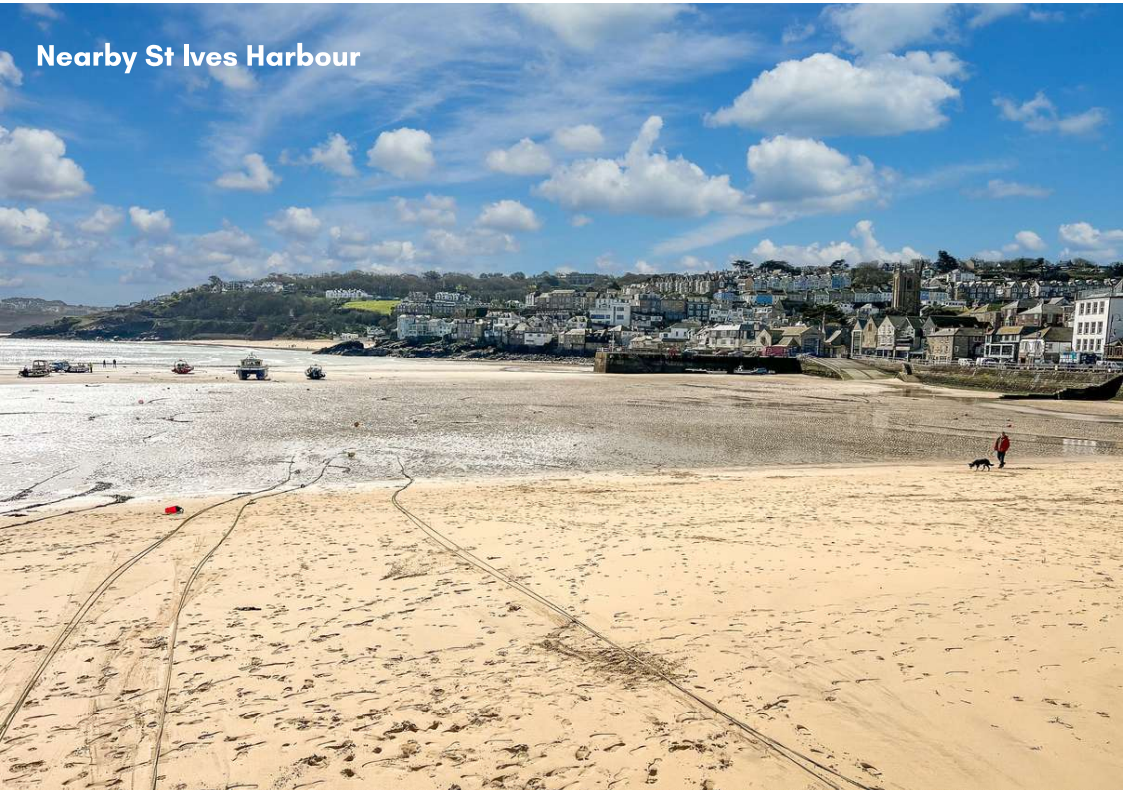
Current Passing Rent	£12,450 per annum
New rent from March 2026	£15,000 Per Annum

PREMIUM

Guide £45,000.






Nearby St Ives Harbour



BUSINESS RATES

The property has a current rateable value (1 April 2023 to present) **£12,250** Prospective tenants should confirm actual rates payable with Cornwall Council which may include discounts. Rateable Value from April 2026 **£16,000.**

EPC

EPC Rating : **E**
Certificate Number : **0390-0935-3259-7905-3002**
Valid Until : **Expired**

VAT

To be confirmed, all prices are quoted exclusive of VAT.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

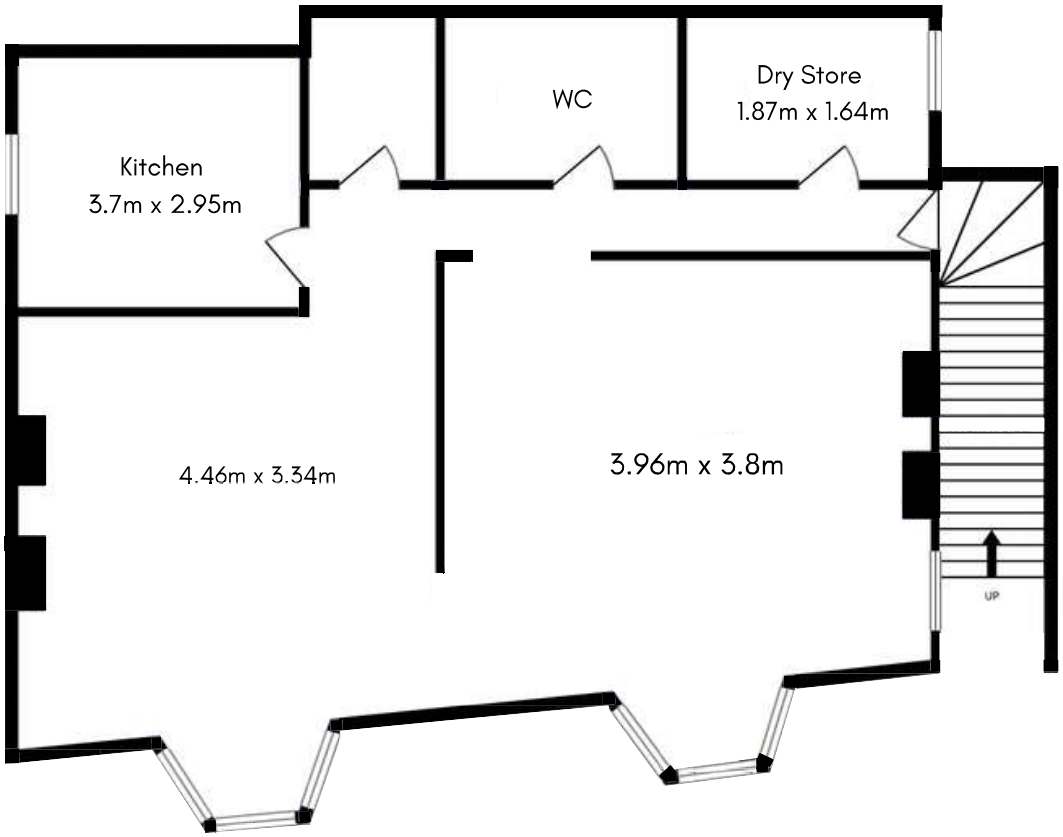
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The sale of any business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.



FLOORPLAN


Kitchen
3.7m x 2.95m
WC
Dry Store
1.87m x 1.64m
4.46m x 3.34m
3.96m x 3.8m
UP




OCEAN GALLERY
ART & GIFTS
TRETHO LOUNGE
CAFÉ





SBC PROPERTY

CHARTERED SURVEYORS

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