

NEWQUAY (QUINTRELL DOWNS) PI

Quintrell Downs, Newquay, Cornwall, TR8 4LE

LEASEHOLD: OFFERS INVITED ANNUAL RENT: OFFERS INVITED | REF: 3460485

KEY HIGHLIGHTS

- Lease expiring 2045
- Adjacent to 74 premier inn rooms
- Busy roadside location
- c.141 internal covers
- Offers Invited
- Energy Rating: B



LOCATION

The property is situated in Quintrell Downs, on the outskirts of Newquay, one of Cornwall's most popular coastal destinations. The site occupies a prominent roadside position along a well-used route connecting Newquay town centre with the A30, benefitting from strong visibility and passing traffic.

Newquay lies a short distance away and provides a range of retail, leisure and hospitality amenities, alongside its renowned coastline, including Fistral Beach and Watergate Bay, which attract significant visitor numbers throughout the year. The immediate area comprises a mix of residential neighbourhoods, local businesses and holiday accommodation, supporting a steady local customer base.

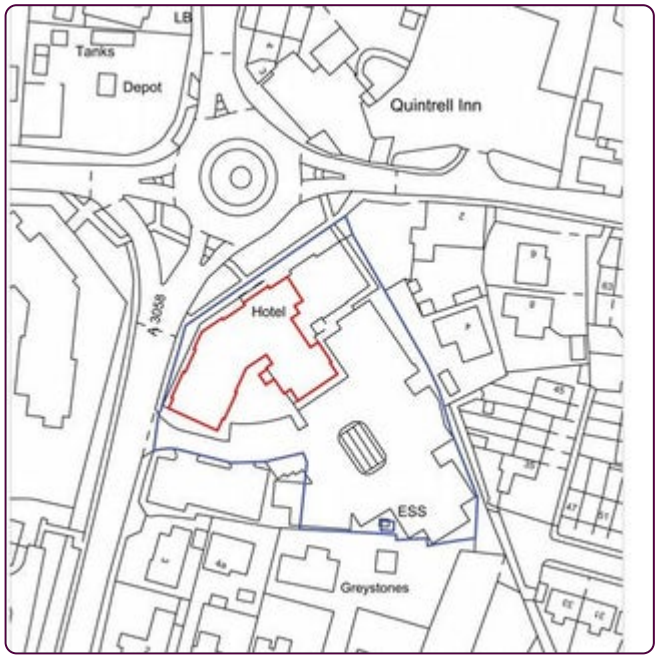
Quintrell Downs railway station is within close proximity, offering regular services to Par and connections to the wider national rail network. The A392 provides convenient access to the A30, linking to Truro, Bodmin and the wider Cornwall region, while Newquay Airport is also easily accessible.

Overall, the property benefits from an accessible edge-of-town location, combining strong local demand with seasonal tourist trade in a highly popular coastal area.

TENURE

This is an opportunity to acquire a lease, fully repairing and insuring, ending in 2045. More details can be found in the data rooms.





DESCRIPTION

Occupying a highly visible position in Quintrell Downs, on the outskirts of Newquay, this substantial restaurant premises benefits from strong passing trade along the route linking Newquay town centre with the A30. The location offers excellent accessibility and exposure to both local residents and the area's tourist market.

The ground floor trading area comprises a variety of seating arrangements, providing approximately 141 restaurant covers, with capacity to increase by a further 22 covers when the breakfast buffet area is removed during busy trading periods.

Additional facilities include a fully equipped commercial kitchen and cellar, supporting efficient food and beverage operations.

This well-positioned hospitality venue offers an excellent opportunity within one of Cornwall's most popular coastal destinations, benefiting from strong year-round custom and seasonal visitor demand.

* Sale price is subject to VAT

INTERNAL DETAILS

The internal trading area comprises a single bar and a variety of seating arrangements, providing approximately 141 restaurant covers. However, at busy times they remove the breakfast buffet area which adds another 22.

The ground floor also includes the cellar and a fully equipped commercial kitchen.

FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.

STAFF

The sale is subject to TUPE - Transfer of Undertaking (Protection of Employment), all staff will transfer with the business on completion. Anonymised schedules will be available in the data room for review by qualified parties only.

REGULATORY

Premises Licence.









TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.

TRADING HOURS

OPENING TIMES
Monday - Friday 06.30am - 11pm
Saturday - Sunday 07:00am - 10.30pm

OTHER INFORMATION

Click Here for Terms and Conditions

Boundary Plans

- Restaurant Only Disposal – The plans edged in blue are provided as a guide to Whitbread's property ownership. The boundary edged in red is the demise that will transfer as part of the freehold, long leasehold, or shorter leasehold transaction.
- Whole Site Disposal – the plans edged in red are a guide to the property's boundary only. Please seek your own legal advice in respect to the ownership plan.
- Stacked Sites – where the restaurant sits directly below the hotel, the access from the Hotel reception will be closed off, with access directed through the main restaurant entrance.

- Service Charge (excluding Whole Sites) The buyer will be expected to pay a service charge, to cover common areas and grounds maintenance and repairs on a proportional basis.
- VAT - will be calculated if the property has living accommodation at 90% or 100% if not and will be added to the purchase price. If the transaction is deemed to be a Transfer of a Going Concern (TOGC), VAT will not be payable.

THE OPPORTUNITY

This represents a rare opportunity to acquire a fully fitted, large-scale licensed restaurant within a proven trading location.
The property offers:

- A turnkey operation, significantly reducing initial capital expenditure
- Continued use as a family dining venue, capitalising on the established layout
- Potential for alternative branded or independent concepts, subject to the necessary consents
- Scope to enhance trade through extended hours, outdoor activation, or menu repositioning







DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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