



OLD QUAY HOUSE INN

Griggs Quay, Hayle, Cornwall, TR27 6JG

FREEHOLD: O.I.E.O £1,500,000 | REF: 3259168

KEY HIGHLIGHTS

- c.150 internal covers / 200+ external
- 9 letting lodges
- 2 bedroom managers flat
- Waterside views
- High quality finish
- Energy Rating B



LOCATION

Situated in a stunning waterside position overlooking the Hayle Estuary and RSPB Nature Reserve, The Old Quay House enjoys spectacular views and is surrounded by Cornwall's natural beauty. The property is ideally located on the South West Coast Path, providing easy access to scenic coastal walks and the beaches of Hayle, Gwithian and Carbis Bay.

The harbour town of Hayle offers a wide range of amenities including shops, cafés, restaurants and supermarkets, while the popular seaside destination of St Ives is just a short drive away. Excellent transport links, including nearby St Erth railway station and the A30, make this an ideal base from which to explore Cornwall's spectacular north coast.





DESCRIPTION

The Old Quay House is a substantial freehold asset occupying a prominent waterside position overlooking the Hayle Estuary. The business benefits from an attractive two-storey trading operation providing in excess of 150 internal covers across a range of bar, restaurant and function spaces, complemented by a spacious external terrace and garden area capable of accommodating approximately 200 covers.

In addition to the trading facilities, the property includes nine high-quality ensuite letting rooms situated within a separate lodge building, many benefiting from estuary views, with a two-bedroom manager's flat located above the pub.

Further benefits include a large customer car park providing space for approximately 80 vehicles, creating a highly accessible destination venue with multiple income streams from food, drink

EXTERNAL DETAILS

The Old Quay House benefits from a substantial rear garden trading area, enjoying attractive views across the Hayle Estuary. The outdoor space comprises a mix of lawned gardens, patio seating areas and dedicated children's play facilities, creating a family-friendly environment and a strong seasonal trading opportunity. The external areas currently accommodate up to 200 covers, with further scope to increase capacity.

In addition, the property benefits from a large customer car park providing in excess of 80 parking spaces, a significant advantage for a destination venue of this scale and helping to support both day-to-day trade and larger events.



INTERNAL DETAILS

The Old Quay House offers extensive and versatile trading accommodation extending to approximately 6,018 sq ft (559 sq m). The property currently provides seating for circa 150 covers across a variety trading areas, including the main restaurant, conservatory dining area, function room and bar, with scope to increase capacity further if required. The venue also benefits from commercial kitchen, storage, cellar and office space.

A key feature of the property is its stunning position overlooking the Hayle Estuary, with many trading areas enjoying attractive waterside views, creating a unique customer experience and a strong destination appeal. Upper floors provide additional accommodation in the form of a two bedroom apartment.

LETTING ACCOMMODATION

There are nine, well appointed ensuite letting rooms across two separate detached buildings.

OWNER'S ACCOMMODATION

Above the pub, on the top floor is a two bedroom apartment with open plan living room and kitchen.

FIXTURES & FITTINGS

All fixtures and fittings are owned outright and are included in the sale price, except a few personal items which will be retained by the owner.

TRADING HOURS

Summer Hours:

Monday - Sunday: 11:30 - 23:00

Split service for food

Winter Hours:

Monday - Sunday: 11:30 - 21:00

Split service for food

The Old Quay House closes from 26 Dec - 14 Feb annually.

TRADING INFORMATION

Available upon request.

TENURE

The property is being sold Freehold.

BUSINESS RATES

The current rateable value (1 April 2026 to present) is £67,500.

REGULATORY

The property has a full premises licence.



THE OPPORTUNITY

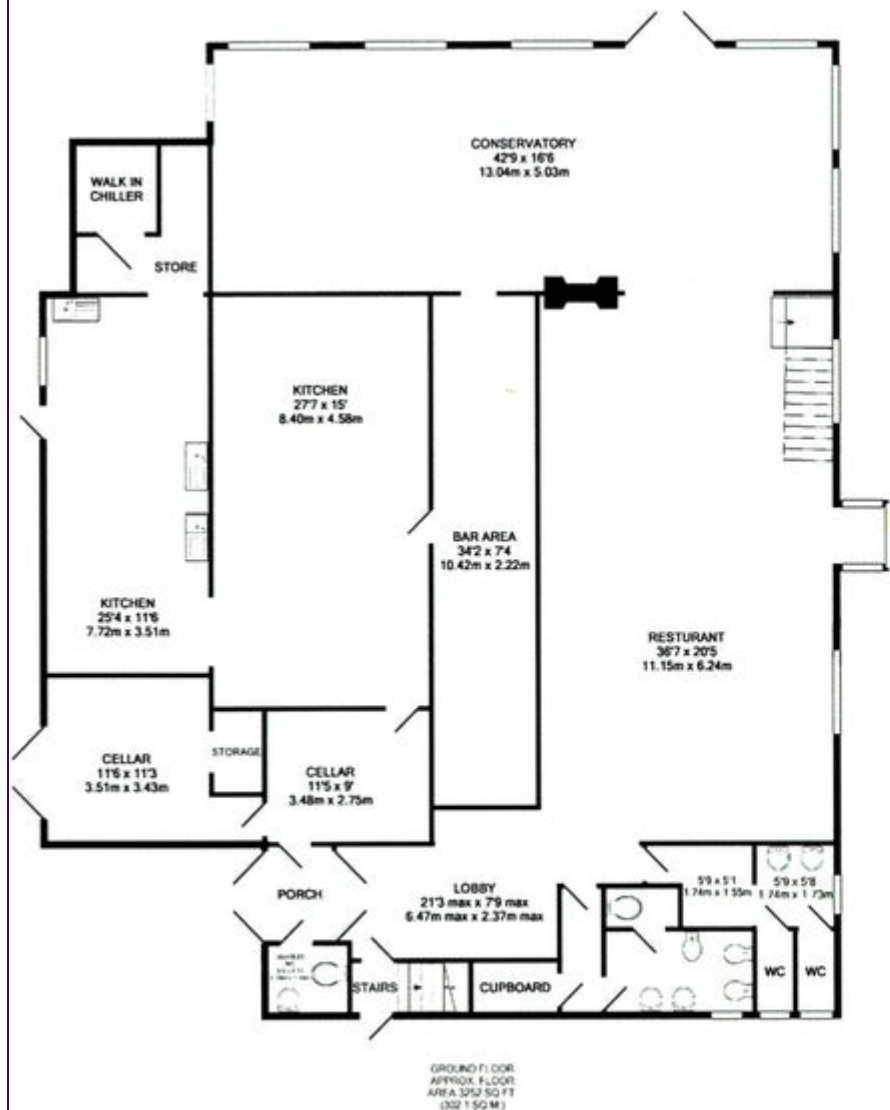
The Old Quay House offers an excellent opportunity to acquire a well-established and consistently performing business with three revenue streams. Presented in good condition throughout, the business provides scope to grow trade through all-day food service and year-round operation, rather than the current seasonal winter closure. Alternatively, an incoming owner could maintain the existing model and enjoy the benefits of a profitable lifestyle business with valuable time away from the business during the quieter winter months.







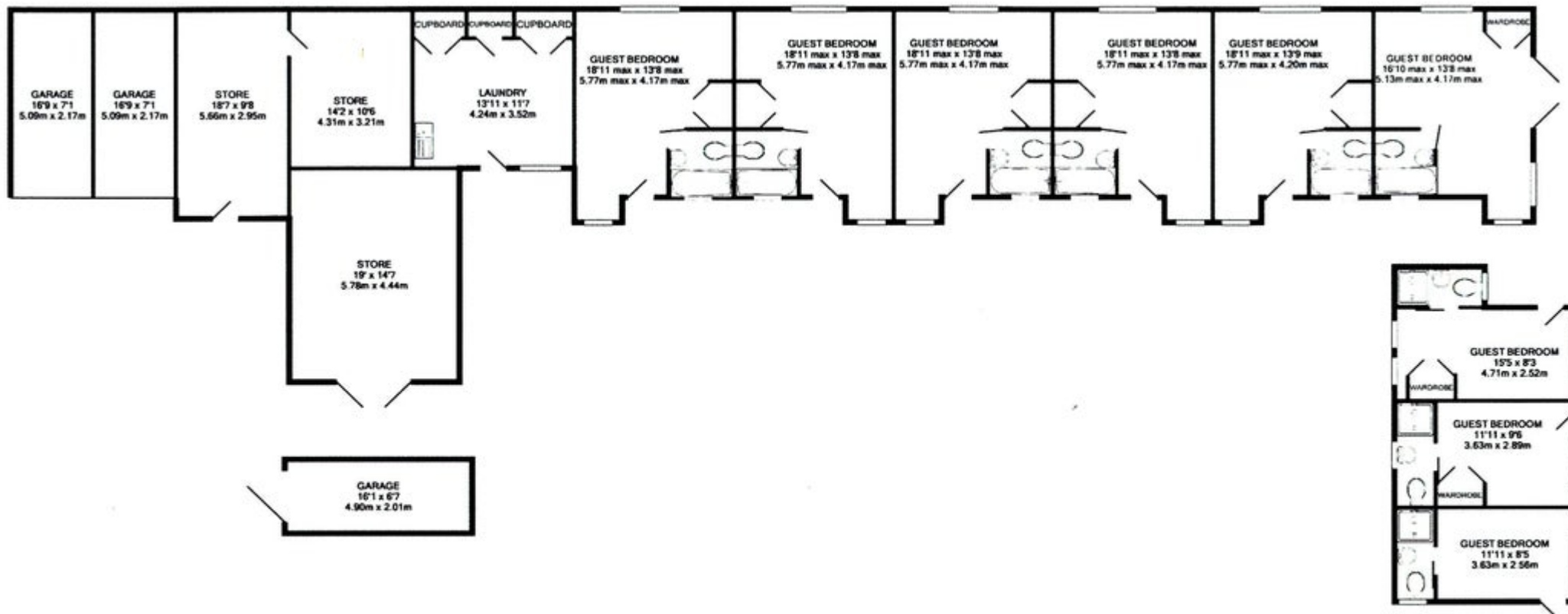




TOTAL APPROX. FLOOR AREA 6018 SQ. FT. (559.6 SQ. M.)

Values given above have been made to ensure the accuracy of the floor plan. Dimensions of rooms, windows, doors and other items are approximate and no responsibility is taken for any error or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown are not tested and no guarantee as to their condition or efficiency can be given.

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TOTAL APPROX. FLOOR AREA 3005 SQ. FT. (279.2 SQ. M.)
 Christies attempt has been made to ensure the accuracy of the floor plan, however, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, or appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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DEBT & INSURANCE ADVISORY

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CONTACT

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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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