The Admiral Boscarn

Church End
East Looe
PL13 1BU

Freehold: Guide Price £1,300,000

Ref: 3451551

CHRISTIE & CO

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Regulated by RICS

KEY HIGHLIGHTS

- 1,404 square metres
- Redevelopment Opp (subject to planning)
- Two Operating Bars (675 capacity)
- Large Capacity Garden (300+)
- Three Bedroom owners Accommodation
- EPC: B

LOCATION

Looe, located in South East Cornwall, is a charming fishing port steeped in maritime history. Known for its expansive sandy beaches, bustling harbour, scenic boat trips, and lush woodlands, Looe is also the setting for the BBC series Beyond Paradise. While a small town, it offers a wealth of attractions to explore. With its rich heritage, stunning natural landscapes, and diverse wildlife, there's no shortage of things to see and do in this delightful area.

DESCRIPTION

Set on the seafront in East Looe, The Admiral Boscarn has stunning views over the coastline. A prime location spot with plenty of foot traffic throughout the year, especially in the summer months.

INTERNAL DETAILS

A large site - 1,404 square metres in total, makes this a prime opportunity for redevelopment (subject to planning). Set over four floors, The Admiral Boscarn has two operating bars as well as a large capacity garden that over looks Looe Beach, an extremely popular area in the summer months. There is also a commercial kitchen, snooker room, three bedroom apartment and additional bar and games room, cellar and multiple storage rooms and facilities throughout.

GROUND FLOOR

On the ground floor you have the main bar area with utility, access to toilets, multiple store rooms, cellar, walk in fridge and freezer, stairs to first floor.

OTHER FLOORS

On the first floor you have the nightclub with access to large garden, office, DJ booth, commercial kitchen, an additional bar currently not in use as well as a games room and further toilets.

On the second floor is a snooker room with toilet along with access to the three bedroom owners accommodation.

OWNER'S ACCOMMODATION

A three bedroom apartment on the top floor of the building, there is a lounge, kitchen, family bathroom and large windows making it easy to enjoy the view.

OTHER PROPERTY

There is a large garage (23.9 x 20ft) with the property.

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 owners. The kitchen is fully equipped which is also owned outright and items are included in the sale price.

TRADING INFORMATION

Trading information provided upon request.

TRADING HOURS

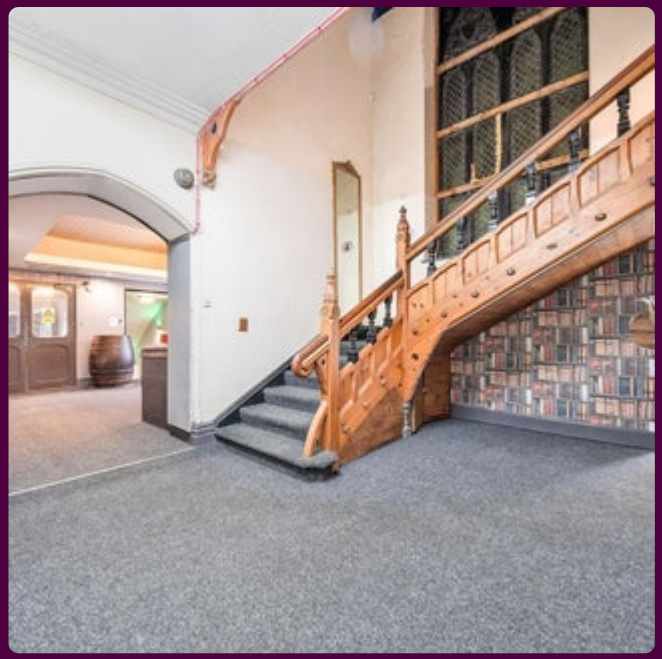
Monday - 12:00 - 19:00
Tuesday - 12:00 - 19:00
Wednesday - 12:00 - 19:00
Thursday - 12:00 - 19:00
Friday - 12:00 - 19:00
Saturday - 12:00 - 02:00
Sunday - 12:00 - 19:00

EXTERNAL DETAILS

A large capacity garden (300+) with two sections under cover, the main area is flat, laid with lawn and is an ideal sun trap whilst you look over Looe beach and at the stunning sea views.

THE OPPORTUNITY

Whilst currently a trading bar, we feel the main opportunity here is for redevelopment into luxury seaside apartments (subject to planning). However, The Admiral Bocarn has all the requirements for a successful, profitable business for an experienced operator to run.



TENURE

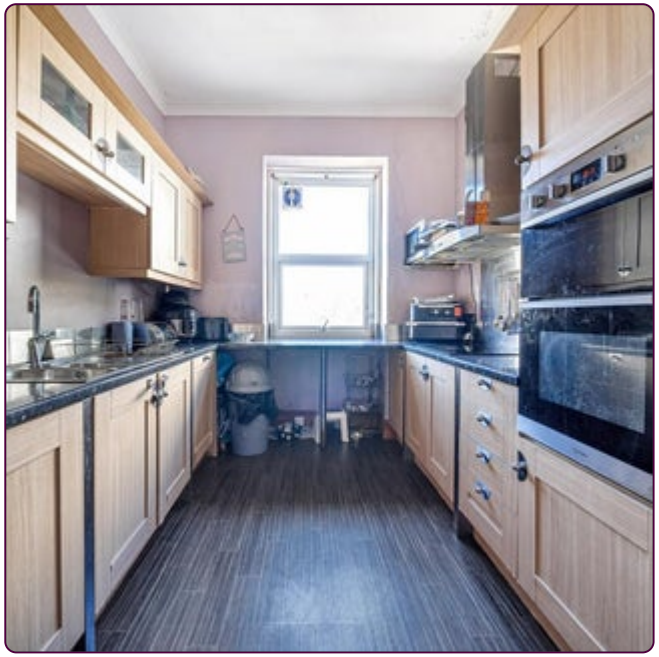
The property is being sold Freehold.

BUSINESS RATES

The current rateable value is £25,000.

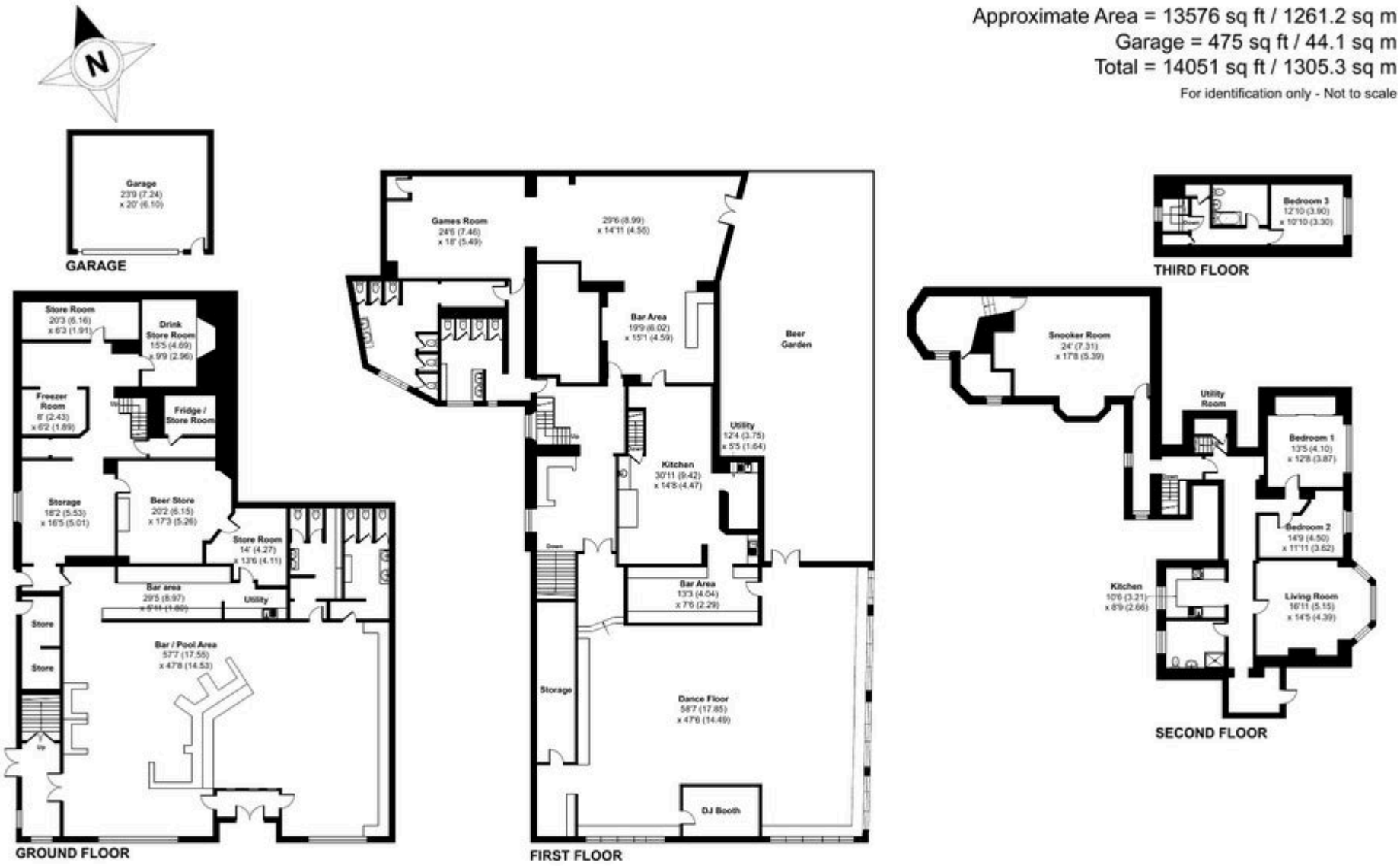
REGULATORY

The property has a full premises licence.



Churchend, East Looe, PL13

Approximate Area = 13576 sq ft / 1261.2 sq m
Garage = 475 sq ft / 44.1 sq m
Total = 14051 sq ft / 1305.3 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 2024. Produced for Christie Owen & Davies Plc. REF: 1215498

DEBT & INSURANCE ADVISORY

FINANCE

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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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