

HARBOUR MOON

THE QUAY, LOOE, PL13 2BU



**FREEHOLD PUBLIC HOUSE
INVESTMENT FOR SALE**

savills



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HIGHLIGHTS INCLUDE:

- Freehold public house & retail investment
- Entire property let to two private individuals
- Property arranged over three levels extending to 5,056 Sq Ft (470 Sq M)
- Site extending to 0.22 acres
- Five letting rooms at first floor
- Current rent of £81,140 per annum
- Lease expires February 2040
- The rent is subject to five yearly open market reviews and annual uncapped RPI (except in the open market review year)
- **We are instructed to invite offers in excess of £930,000 (8.3% NIY)**
- Business unaffected by sale

LOCATION

Located in Looe in the county of Cornwall, 21.5 miles (34.4 kilometres) west of Plymouth and 31.6 miles (50.6 kilometres) east of St Austell.

The Harbour Moon is situated fronting East Looe River in a harbourfront area in a mixed residential and commercial area, a short walk from Looe's Old Town where operators including The Ship Inn, The Mariners and The Idle Rocks are located alongside attractions including Looe Island and Hannafore Beach.

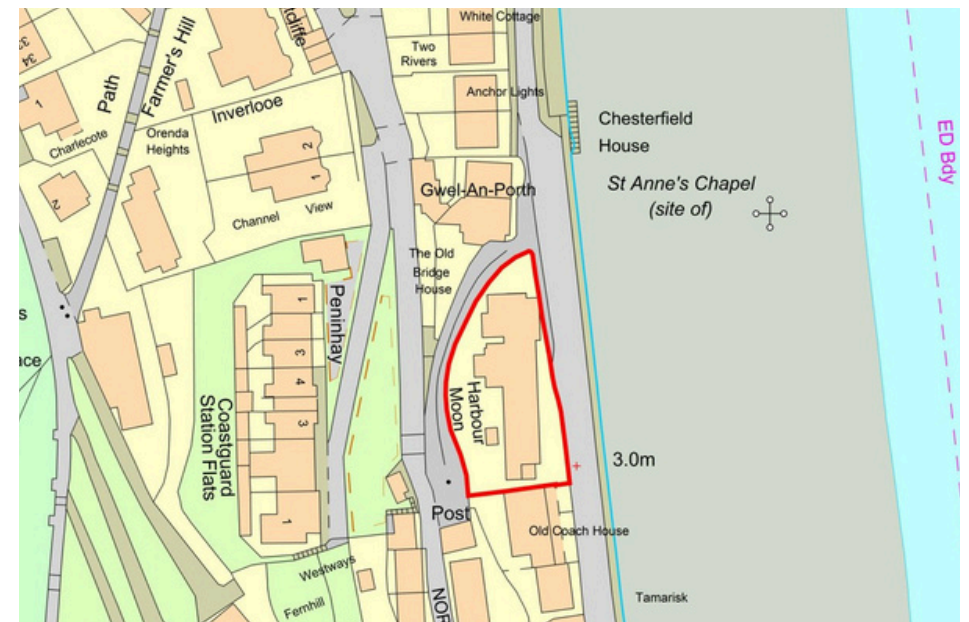
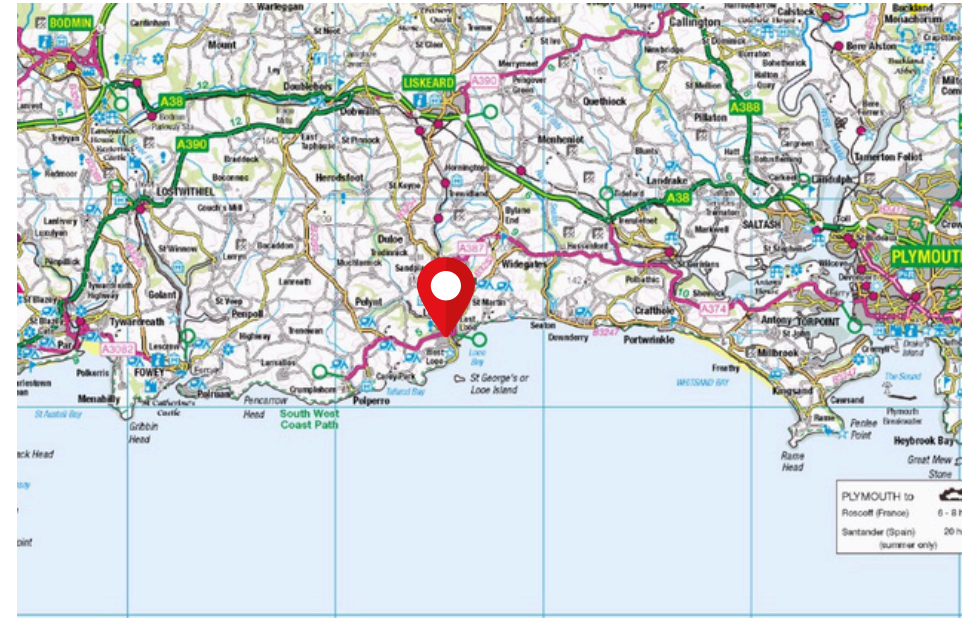
DESCRIPTION

The property comprises the ground, basement and first floor of a part two and part single storey detached building with painted and wood clad elevations beneath a pitched roof.

LINKS

[GOOGLE STREET VIEW](#)

[VIRTUAL TOUR](#)



ACCOMMODATION

Ground Floor: The ground floor provides a series of inter-connecting areas with a central bar serverly and seating on loose tables and chairs for 50 customers. There is a restaurant area with additional seating for 30 customers. Ancillary areas include a trade kitchen and customer WC's.

First Floor: The first floor comprises of five letting bedrooms, three of which are ensuite (one single, one twin, two doubles and a family room) and two of which are not and benefit from a shared bathroom.

Second Floor: The second floor provides additional managers accommodation comprising a single bedsit with bathroom and balcony.

External: There is an enclosed and raised customer smoking area to the left of the bar area. Additional seating is provided to the front of the pub with seating on loose tables and chairs for 30 customers. There is parking to the front for 2 vehicles.

TENURE

The property is held freehold (Title Number CL93791).

TENANCY

The entire property is let to two private individuals on a 20 year lease from 10 February 2020 at a current rent of £81,140 per annum which is subject to five yearly open market reviews and annual uncapped RPI (except in the open market review year). A rent deposit of £10,954 is held by the landlord.

PLANNING

The property is not listed but is situated within the Looe Conservation Area.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



EPC

C-70

TERMS

We are instructed to invite offers in excess of £930,000 (8.3% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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Ground Floor gross internal area = 3,125 sq ft / 290 sq m

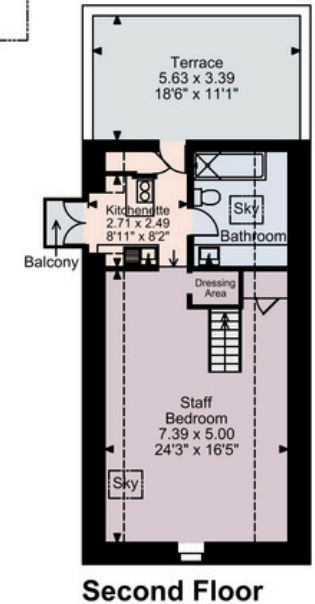
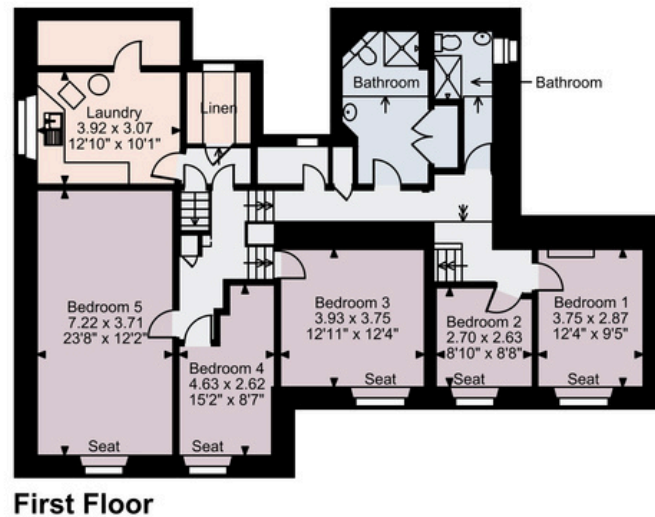
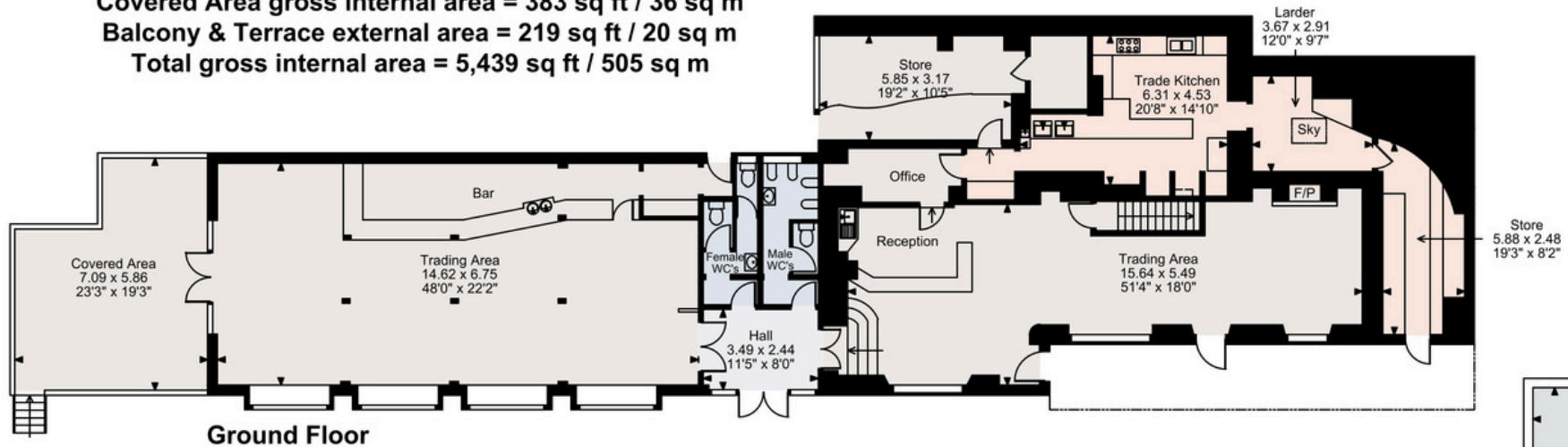
First Floor gross internal area = 1,506 sq ft / 140 sq m

Second Floor gross internal area = 425 sq ft / 40 sq m

Covered Area gross internal area = 383 sq ft / 36 sq m

Balcony & Terrace external area = 219 sq ft / 20 sq m

Total gross internal area = 5,439 sq ft / 505 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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SIMILAR INVESTMENT OPPORTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: <https://sites.savills.com/stonegateportfolio>

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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