



Waves, 29 & 29A Causewayhead, Penzance, Cornwall, TR18 2SP

£395,000 FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists



SUMMARY:

- LICENSED DAYTIME CAFÉ (50 COVER) IN PRIME TRADING LOCATION
- WELL EQUIPPED & PRESENTED THROUGHOUT
- SUPERB 3 BEDROOM (2 BATHROOM) APARTMENT OVER 2 FLOORS, WITH TERRACE
- ADVISED POTENTIAL HOLIDAY FLAT RENTAL IN REGION OF £36K TO £40K PA
- RETIREMENT SALE AFTER 15 YEARS
- POTENTIAL OTHER OFFERING / USE
- EPC – B(37)

LOCATION:

Waves is located in the popular and historic area of Penzance known as the Causewayhead which is a busy trading street, with a high number of niche retailers and service businesses.

Penzance is a thriving coastal town which is known as the gateway to Penwith.

DESCRIPTION:

An attached three storey period building dating to the 1880's, originally constructed as a Chapel, features of which are evident today and with a front extension in 1926 to form the front now cafe area (former showroom). The property is not Listed.

The property really is presented in very good order with the cafe, kitchen and rear stores on the ground floor, with the apartment being on the first and second floors, with separate external access via a staircase. We are advised the area between the cafe and the accommodation has been professionally sound-proofed.

Externally, there is a roof terrace on the first floor and a bin / store, seating area on the ground floor adjacent to the staircase at the rear.

BUSINESS:

We understand our clients acquired the business 15 years ago and are now wishing to sell for retirement.

The business trades all year with 2 owners and in the season some full time and part time members of staff, opening 09:00 to 17:00 Monday to Saturday.

The turnover is in the region of £165,000 pa, with a GP of c. 60%, further accounts available subsequent to a viewing.

Of interest to investors, we are advised potential holiday let income (via a third party company) in the region of £36k to £40k pa.

ACCOMMODATION:

NB : Floor Plans on Page 6.

Ground Floor**Cafe / Dining Area**

Ornate windows to the front, tables and chairs for c. 50 covers, built in counter/ service point with working area at rear with under counter bottle fridges, three group Fracino coffee machine, glass washer, sink and drainer unit.

Commercial Kitchen : Well equipped with commercial flooring, principal equipment 6 ring gas cooker with oven below, twin and single fryer, 3 drawer undercounter fridge, dishwasher microwaves and extraction canopy.

At the rear 2 x unisex customer WC's, a staff WC, laundry room and store / chest freezers.

Door to rear courtyard for access to flat (alongside side access also).

Continued...



First Floor

Owners Apartment
Entrance hall, radiator.

Landing / Lobby area, space for a table and chairs.

Kitchen, window to side, 6 ring gas cooker with oven, separate oven. Base and wall units, sink unit and tile floor. Vaulted ceiling to give a sense of space.

Lounge area, a really attractive room with a high vaulted ceiling with exposed painted trusses, skylight. 3 radiators with covers.
Step up to decked terrace – approx. 4m depth x 8m length with glass balustrade.

From hallway -

Bedroom 2 : Double, with window to rear, radiator.

Bedroom 3/office : Single, window to rear, radiator, built in wardrobe/cupboards.

Bath/Shower Room : Window to rear, bath with attachment, corner shower, WC and hand basin, heated towel rail.

Second Floor

Bedroom 1 : Double, with 2 skylights and a vaulted ceiling a charming room with an ensuite shower (WC, hand basin, heated towel rail) and eaves storage.

Landing area, access to loft.



Outside

Tables and chairs at front for 12 covers.

Rear courtyard.

TENURE:

Freehold. Right of way to side of property to access the rear courtyard and apartment.

OPERATING LICENCE(S):

Premises Licence for sale of alcohol : W1_PL100471, for the sale and consumption of alcohol on the premises between 07:00 and 00:00 Monday to Sunday.

SERVICES:

Advised by clients
Drainage : Mains
Water : Mains supply
Electricity : Single phase
Gas : Mains supply
Interested parties to make own enquiries via statutory providers.

STOCK:

At cost price agreed between seller and buyer on Completion.

VAT:

We are advised the business is Registered for VAT on sales.



LEGAL COSTS:

Each party to bear their own costs in regards to this transaction, whether the matter completes or not.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> (by postcode and business address) which shows that the current (effective April 2026) rateable value is £16,750.

INVENTORY OF FIXTURES & FITTINGS:

All trade fixtures and fittings essential to the running of the business are to be transferred free of lease / lien on Completion.

ENERGY PERFORMANCE CERTIFICATE:

Energy Asset Rating B(37)

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial.
Please contact either:-

Graham Timmins on 01872 247019 / 07900 604078

Email: gt@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email: jb@miller-commercial.co.uk







Waves Restaurant, 29 & 29a Causeway Head, Penzance, Tr18 2sp

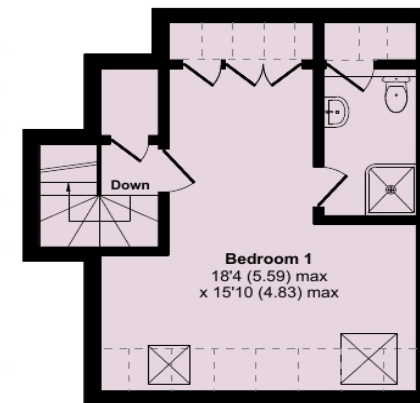
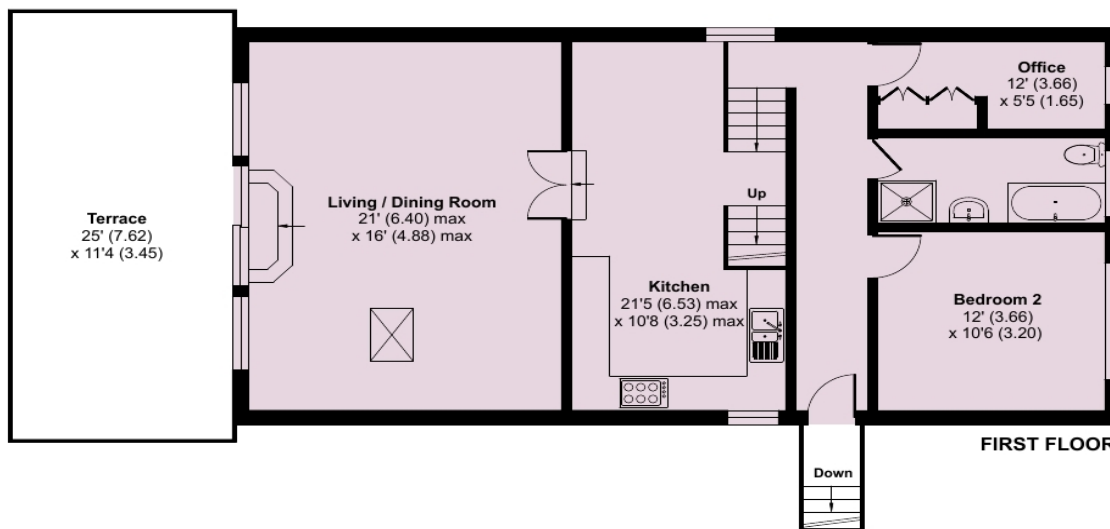
Approximate Area = 1194 sq ft / 110.9 sq m

Owner's Accommodation = 1248 sq ft / 115.9 sq m

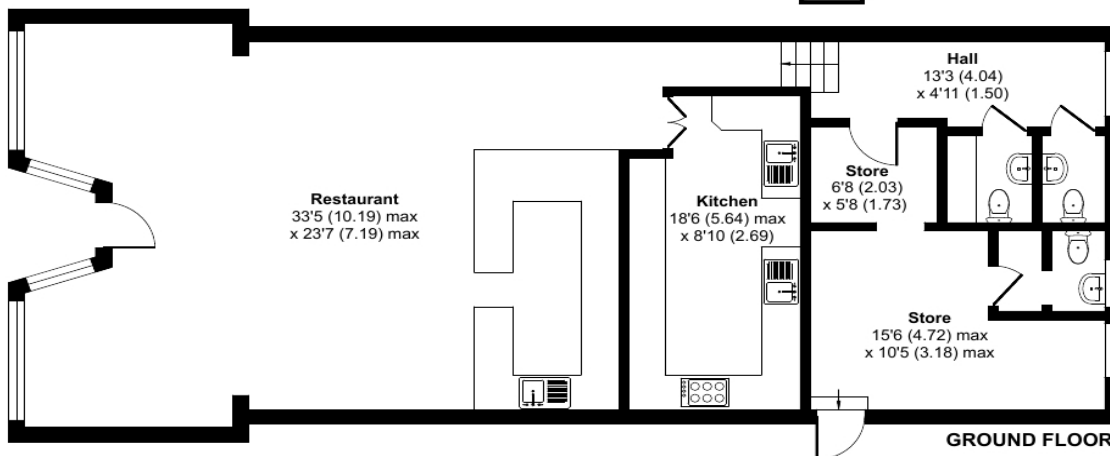
Limited Use Area(s) = 64 sq ft / 5.9 sq m

Total = 2506 sq ft / 232.8 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Miller Commercial LLP. REF: 853644



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