



The Cabin and Topsy Crab

Perranuthnoe, Penzance, Cornwall, TR20 9NE

Freehold Offers in excess of £1,000,000 invited

- Beach Café/Bistro overlooking award winning beach
- Panoramic coastal views
- Same family ownership for 30 years
- Recently refitted and extended
- High level of turnover and profitability
- Retirement sale

Ref: 93536

01752 234180

devoncornwall@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Cabin Beach Café by day/Tipsy Crab Bistro by evening is just off the South West Coast Path in Perranuthnoe. It occupies a unique and breathtaking trading location elevated above the sea and adjacent to the main accessway to the village's award-winning golden sand beach. Perranuthnoe is an historic Cornish village in an area of outstanding natural beauty (AONB) with a population of over 2,000 people. The village is 4 miles east of the large commercial town of Penzance and 2 miles from Marazion which provides access to the famous landmark and tidal island of St Michael's Mount. The Cabin enjoys panoramic views across the bay with The Lizard to the east and the picturesque village of Mousehole to the west. Perranuthnoe is a favourite with water sport enthusiasts who enjoy its with fine surfing facilities. Paddle boarders often travel around the bay to and from Marazion and around St Michael's Mount.

TRADE AREAS

The Cabin/Tipsy Crab is contained in a high specification purpose built timber constructed twin pitched roof building which has been expanded in size to cope with increasing year-round trade. The buildings are designed to capture the views and include large panoramic doors and windows.

MAIN TRADING AREA with high quality woodgrain LVT floors and interior timber cladding to the walls and ceiling. The interior seating is for 60 covers with two modern UNISEX CUSTOMER TOILETS. Open access to the superior COMMERCIAL CATERING KITCHEN with stainless steel extractor fan canopy, stainless steel and UPVC wall cladding. There is a comprehensive range of equipment much of which was installed in 2022 when the latest alteration and refurbishment took place. SERVICE COUNTER with display cabinets to the side providing a 'take away' option for the large volume of customers en route to the beach.

EXTERNAL

A lawned GARDEN with dry stone walls and a picket fence surround, with substantial wood table and bench sets providing seating for over 100. The garden captures the panoramic views.

In addition to the main building, there is OWNERS PARKING for multiple vehicles, a substantial timber clad potential LETTING UNIT (7m x 3m) with EN SUITE SHOWER ROOM (with permission for surf hire but currently used as office space) and an additional private lawned area (approximately 9m x 6m).

There is also a block and Cornish stone built, slate roof BARN/BOATHOUSE/WORKSHOP (7m x 4m) that is used for storage. There is also a field included in the sale.

THE BUSINESS

In the present family's ownership when opened in 1992 and is reluctantly offered for retirement sale. The business has evolved over time. The original takeaway building (1992) was more than doubled in 2010, extended in 2015 and that entire structure was then doubled in early 2022. It trades 363 days a year, employs 35 staff in high season with a permanent core team employed all year, enabling the business to transition smoothly through the seasons.

The consistently high standards over the last 30 years have established a superb reputation with locals and holidaymakers alike and ensured ongoing growth, especially so since the last extension in 2022 and the trading figures are starting to illustrate the huge potential. This represents a rare opportunity to acquire a business with such an enviable trading history and reputation.

The business's trading year is April 1st to March 31st and recent figures are as follows:

Turnover—2021/2022—£428,499 (closed for building works January to March 2022)

Turnover—2022/2023—£628,181

Turnover—2023/2024—£840,614

Despite the very poor weather in the summer of 2023 and the wettest winter on record The Cabin has still achieved growth of 34%.

The present owners have previously concentrated on daytime opening with selected pizza evenings. More recently some Topsy Crab Bistro evenings have been introduced. The business is called The Cabin Beach Café during the day and Topsy Crab Bistro in the evenings. There is considered to be vast scope for evening business.

The scale of the business and premises lend it to further diversification. The sale of top quality surfboards has just been introduced and in response to repeated requests, the current owners are planning to offer wedding receptions. Surf and SUP hire and lessons are also on the agenda.



TENURE & PRICE

FREEHOLD OFFERS IN EXCESS OF £1,000,000 INVITED to include trade furniture, fixtures, fittings and effects.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

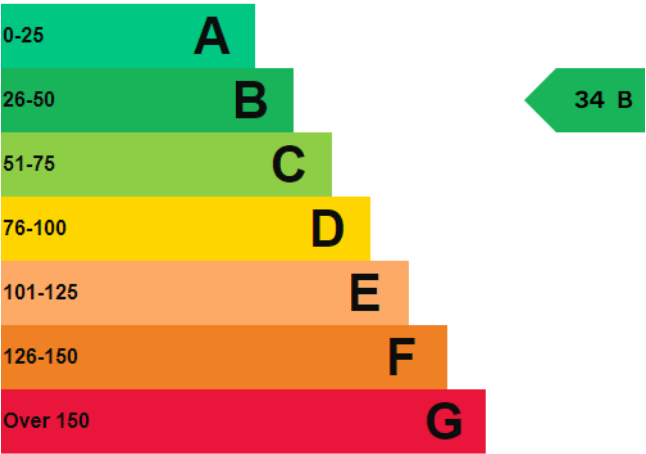
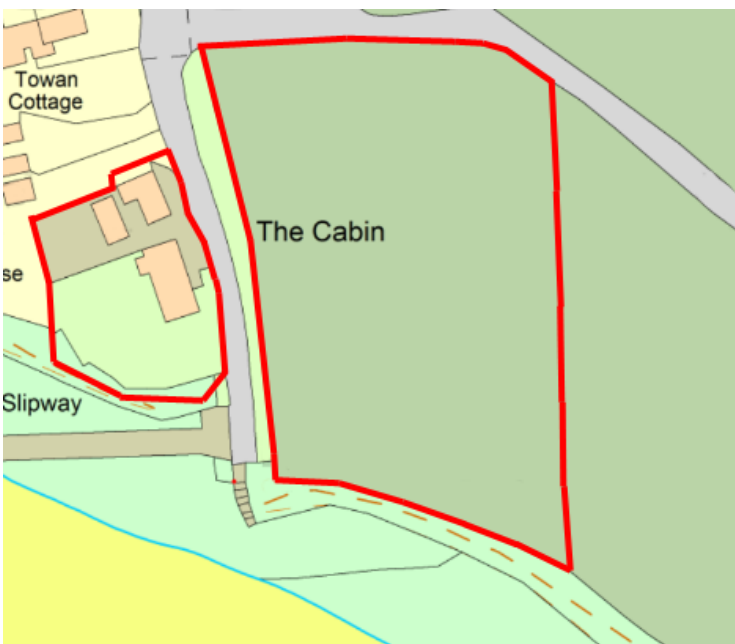
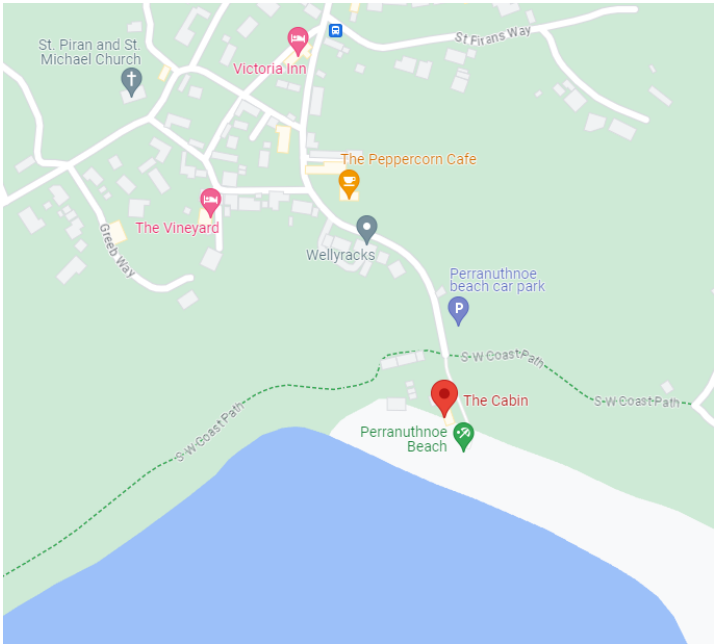
LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 11:00–22:30 seven days a week. There is also consent for live and recorded music.

SERVICES

Mains Water and Drainage. 3 Phase electricity. Bottle LPG for some cooking.
Local Authority: Cornwall Council

Rateable value as at 01 April 2023—£15,750



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