



FARM AND FORT CAFE, THE SHOP, TREEN, PENZANCE, TR19 6LF

£50,000 INGOING PREMIUM

Miller Commercial 
Chartered Surveyors and Business Property Specialists



SUMMARY:

- Popular West Cornwall Destination Cafe
- New Lease Offered
- Featured in the FT, Indy Coffee Guide, Weekend Journals and more
- Near to Pedn Vounder Beach
- Opportunity for Expansion
- Energy Performance Asset Rating - Applied For

LOCATION:

Treen, Penzance is a picturesque hamlet on the far west coast of Cornwall, close to the South West Coast Path.

It's renowned for its dramatic cliffs and panoramic sea views, making it a popular stop for walkers exploring the rugged coastline.

Just a short drive from Penzance, Treen offers easy access to stunning local beaches such as Pedn Vounder and Porthcurno, both known for their golden sands and turquoise waters and of course the Minack Theatre.

BUSINESS:

The business is owner operated and for the latest financial year turnover was just shy of £168,000 with vast opportunity to expand this. The business primarily operates Easter - end of Summer although there is again scope to increase opening hours and run more pop up events.

DESCRIPTION:

An incredibly well-loved Cornish institution, Farm + Fort is up for sale. A thriving cafe in the small village of Treen, located near the trailhead to Pedn Vounder beach.

Despite its rural location, the cafe is a destination hotspot, frequented by locals and visitors alike.

Having recently been featured in the Financial Times, the Independent, the Indy Coffee Guide, and the Weekend Journals, the queues out the door are not likely to let up any time soon.

This is not an opportunity to miss.

SCHEDULE OF ACCOMMODATION:

Ground floor cafe seating area with 21 covers alongside rear servery, kitchen and pot clean area.

Exterior storeroom with electrics, and side seating area with 9 covers.

LEASE TERMS:

A new lease is on offer at a rent of £9,000 per annum. £8,000 will be for the shop and exterior storage on a minimum 5 year lease, whilst the side exterior seating area is £1,000 per annum on an annual licence.

The lease will be a proportional full repairing and insuring lease with other terms open to negotiation.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £3,100. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property has been applied for.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

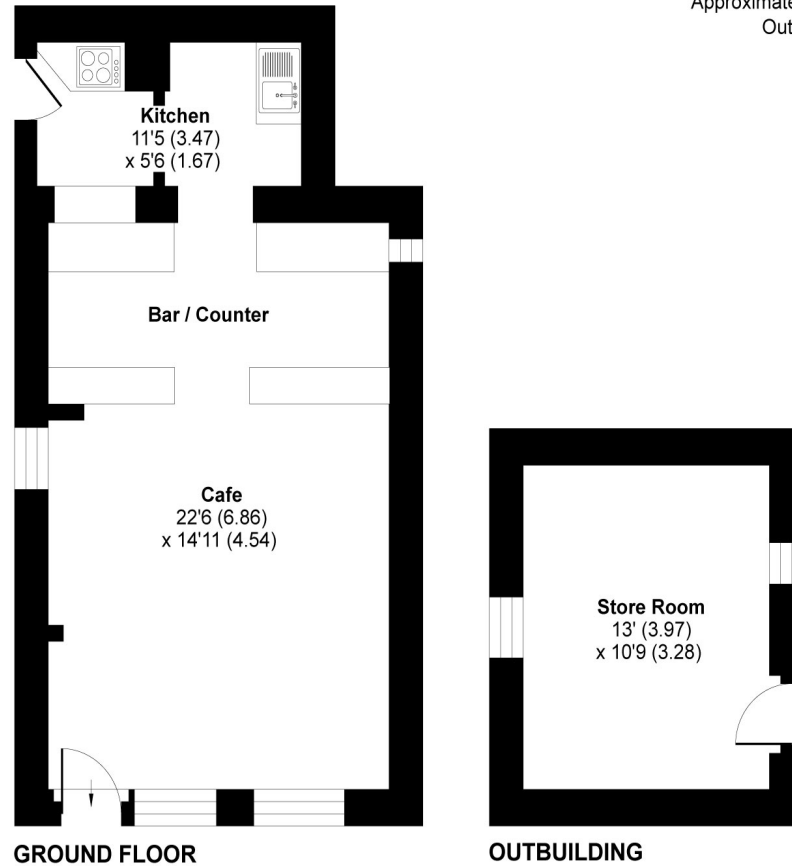
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Approximate Area = 422 sq ft / 39.2 sq m
 Outbuilding = 140 sq ft / 13 sq m
 Total = 562 sq ft / 52.2 sq m
 For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Miller Commercial LLP. REF: 1387168

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