



MAY WHETTER & GROSE

LITTLE BAY CAFE PENTEWAN, ST. AUSTELL, PL26 6BX PRICE GUIDE £65,000



LITTLE BAY CAFE - A SMALL BUT BUSY CAFÉ IN THE COASTAL VILLAGE OF PENTEWAN ON THE SOUTH COAST OF MID- CORNWALL. SITUATED NEAR THE BEACH AND A VERY POPULAR CAMPSITE. A MIXTURE OF INDOOR AND OUTDOOR SEATING WHILST ALSO SERVING LARGE AMOUNTS OF TAKEAWAY. LITTLE BAY WAS RELAUNCHED IN JANUARY 2022 BY THE NEW OWNER LIANNE AND HER TEAM. THE DAUGHTER-IN-LAW TO THE PREVIOUS OWNERS OF THE THIN END IN ST. AUSTELL, LITTLE BAY OFFERS MANY OF THEIR DELICIOUS CAKES AND SWEET TREATS WITH LOCALLY SOURCED SAVOURY OPTIONS SUCH AS CIABATTAS AND BREAKFAST BAPS.

CAFE SALE INCLUDES SECRET FAMILY CAKE RECIPES.

A RELUCTANT SALE DUE TO HEALTH ISSUES.



Location

Pentewan is a small coastal village approximately three miles south of St Austell on the south coast of Cornwall, with historic former working harbour and basin. Facilities within walking distance include the sailing club and school, beach, cafe, Post Office, restaurants and pub, with pleasant woodland walks and cycle path. The village is within close proximity of Porthpean Golf Club. St Austell town centre offers a range of shopping, educational and recreational facilities. The picturesque port of Charlestown and the award winning Eden Project are within a short drive. The town of Fowey is approximately 7 miles away and is well known for its restaurants and coastal walks. The Cathedral city of Truro is approximately 13 miles from the property.

The Business

Little Bay Cafe a small but busy café in the coastal village of Pentewan on the South Coast of Mid-Cornwall. Situated near the beach and a very popular campsite. There is a mixture of indoor and outdoor seating whilst also serving large amounts of takeaway.

Little Bay was relaunched in January 2022 by the new owner, the daughter-in-law to the previous owners of the Thin End in St.Austell. Little Bay offers many of their delicious cakes and sweet treats with locally sourced savoury options such as ciabattas and breakfast baps.

Cafe sale includes secret family cake recipes. In 2024 approximately 17,000 slices of cake and 19,000 hot drinks were sold!

Growing number of whole cakes sold a year- 271 in 2024.

Successful at Christmas Markets.

Cakes by post - in place with potential for growth.

Premises

Small Kitchen Area

Customer/Staff W.C

Sale price includes all trading equipment, an inventory can be provided

Tenure/Terms

Leasehold

A new 5 year lease will be available to coincide with the sale of the business.

The Landlord will want to meet the prospective new tenant prior to completion.

The new rent will be £470 per month, rising to £500 after 2 1/2 years. Repair responsibilities for exterior and supply of services etc remains with the landlord, therefore the lease is on a internal repair and insuring basis.

EPC - E

VAT

Applicants should make their own enquiries into the relevance of VAT to their personal situation. The current owners running the business are not VAT registered.

Business Rates

Link below to Business Rates page [https://www.tax.service.gov.uk/business-rates-find/valuations/4929532000?](https://www.tax.service.gov.uk/business-rates-find/valuations/4929532000?valuationId=24739758000)

valuationId=24739758000

The current business owners do not pay business rates.

Services

Water, electric and drainage.

Stock

Stock will be added at valuation.

Viewings

By appointment with the Owner's Agent May Whetter And Grose

01726 222967

robin@maywhetter.co.uk

nathan@maywhetter.co.uk

Special Notes

The family recipes will be provided on successful completion of the sale.

Accounts

Sale prepared accounts are available to seriously interested parties following a viewing.

Website & Socials

www.littlebaycornwall.co.uk

Website allows cakes to be ordered for collection and cakes by post

Facebook- @Littlebaycornwall 4.4k followers

Instagram @littlebaycornwall 774 followers

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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