



Type:	Business Property
Location:	St. Marys
Price:	£140,000
Bedrooms:	0

A RARE OPPORTUNITY TO OPERATE WHAT IS UNDOUBTEDLY THE BEST LOCATED BAR & RESTAURANT ON ST MARYS.

SPEROS IS SITUATED RIGHT ON PORTHMELLON BEACH, ONE OF THE MOST POPULAR BEACHES ON THE ISLANDS, AND THE HOME OF WATERSPORTS ON SCILLY FAMOUS FOR ITS STUNNING VIEWS AND SPECTACULAR SUNSETS, THE BALCONY AT SPEROS IS A FIRM FAVOURITE WITH LOCALS AND VISITORS ALIKE.

THE BUSINESS IS NOW OFFERED FOR SALE AS A GOING CONCERN, FULLY FURNISHED & EQUIPPED, WITH AN ESTABLISHED TRADE.

NEW PRICE SHOWS SERIOUS INTENTION TO SELL

For enquiries or to arrange a viewing:

Call: 01720 422431

Email: enquiries@sibleysonscilly.com

DESCRIPTION AND LOCATION

Spero's is probably the closest you will find on Scilly to a Caribbean Beach Bar. Superbly located, literally on Porthmellon Beach, it has an enviable westerly aspect with stunning sea views across St Marys Harbour.

Originally a Duchy of Cornwall boatshed, it was converted in 2006 into the light, airy restaurant it is today. Named after the classic racing yacht "Spero", which was housed in the building for many years, the restaurant has earned an excellent reputation for offering good quality food in a relaxed, beach environment.

With its natural oak flooring, and generous use of pale timber and stainless steel fittings, the double-height restaurant has a contemporary marine ambience, with outstanding natural light levels. In the summer months, the main glazed sliding folding doors open completely onto the decked, beachside balcony, bringing the outdoors indoors.

It has been extensively upgraded in recent years, with much of the equipment & furniture replaced in 2014. The property is fully operational – a "turn-key" situation with no work required for the coming season. The business is now offered for sale as a going concern, fully furnished & equipped, with consistent established turnover in excess of £250,000 per annum from a seven month season. Full accounts will be made available to serious interested parties who have viewed the property.

We would suggest there is scope for further development of the business, by extending the season and operating on a reduced basis through the winter months. Viewing highly recommended.

ACCOMMODATION

Dimensions are approximate. The condition and operation of appliances or services referred to have not been tested by Sibleys Island Homes and should be checked by prospective purchasers.

The restaurant can be accessed either direct from Porthmellon Beach, or from the main Telegraph Road. A decked walkway adjacent to the Gig Sheds, with accent pillar lights, leads to the main entrance. Half glazed wooden door opening into:

UPPER BAR AREA 5.73m x 4.87m (18'10" x 16'0").

Arranged around a bespoke bar counter in natural oak, the upper bar area has comfortable leather sofas and fitted alcove seating, together with additional seating around the bar itself. Toshiba wall-mounted TV. Large fitted display unit behind the bar, incorporating high level wine racking and glass display shelving. Servery at the left hand side of the bar opening directly into the kitchen. Sealed flooring behind bar. Under-counter single drainer sink unit in stainless steel, with separate hand washing sink. Principal appliances include:

Comenda dishwasher

Faema E98 President 2-group espresso maker

ePOS till system (new 2013)

Under counter drinks / wine cooler x 2

Coffee grinder

A stylish spiral staircase, with oak treads and stainless steel spindles rises, to the first floor accommodation.

The upper bar area and main restaurant floor are divided by a balustrade, having oak handrail and stainless steel rigging wires, reminiscent of a ship's rails. Single step down to:

MAIN RESTAURANT AREA 5.73m x 4.33m (18'10" x 14'3").

Having solid oak flooring throughout, and oak panelled walls to dado level, the main restaurant comfortably accommodates up to 34 covers. Sails are hung from the exposed roof trusses to continue the nautical theme. In addition to twin track tension-wire spotlights, high level windows and full-width folding sliding glazed doors flood the restaurant with natural light, and retract fully on fine days to allow access onto the decked balcony. On colder days, wall-mounted infra-red heaters provide ample warmth.

DECKED BALCONY 6.70m x 4.20m (22'0" x 13'10").

A timber decked balcony, having wooden balustrading and steps down on to Porthmellon Beach. A favourite spot for al fresco dining and sundowners. The balcony accommodates a further 20 covers.

Adjoining the upper bar is an area for customer's coats, which also provides access to the kitchen and disabled wc.

DISABLED WC 2.33m x 2.10m (7'7" x 6'11").

Having sealed flooring and mechanical ventilation, and fitted with full disabled facilities including wc with grab rails, low-level hand wash basin and alarm system. "Sturdy Station" fold-down baby change table.

Porthole door from coat hanging area opening into:

KITCHEN 3.61m x 3.50m avge plus 2.00m x 1.85m L-shaped (11'10" x 11'6" plus 6'7" x 6'0").

A well arranged commercial kitchen, having good natural light, and fitted with sealed flooring and plastic / stainless panelled walls. Ample range of stainless steel worksurfaces. Principal appliances include:

- "Mareno" gas chargrill
- "Mareno" gas six-burner single oven range cooker
- "Blue Seal" salamander gas grill
- "Lincat" electric double deep fat fryer with cupboard under
- Extraction system x 2
- "Infrico Gastronome" chiller
- "Buffalo" microwave oven x 2
- "Lincat" water boiler
- Electric plate warmer
- "Polar" under counter freezer x 2
- "Polar" undercounter fridge
- Under counter larder fridge

The kitchen is open to:

FOOD PREPARATION / DISH WASHING AREA 4.00m avg x 2.09m (13'2" x 6'11").

Fitted with a large commercial stainless steel single-drainer sink unit, with adjoining food preparation

tables, again in stainless steel. Service door to outside. Principal appliances include:

"Polar" double fridge
"Beko" under-counter larger fridge
"Comenda" dishwasher
Double fridge with glazed doors
"Halcyon" icemaker.

We are advised the gas system was upgraded in 2013 by Cornwall catering, including a new interlock system in 2014. The fire alarm system was last serviced in August 2014.

Spiral staircase from bar area rising to:

FIRST FLOOR LANDING, with oak doors providing access to:

OFFICE 3.16m x 2.30m max, 1.80m min (10'5" x 7'6" max, 6'0" min).
Having fitted wall shelving and desk unit, with Formica worksurface.

WC 1.90m x 1.35m (6'3" x 4'5").
Having sealed flooring, and fitted with close coupled wc and pedestal wash hand basin. Mechanical ventilation.

STORE 2.30m x 1.40m, plus eaves storage (7'6" x 4'7").
Fitted with ample wall shelving, and having "Indesit" washing machine. "Heatrae Sadia" unvented hot water cylinder.

WINE STORE 1.67m x 1.00m (5'6" x 3'3")

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DRINKS STORE 1.67m x 1.00m (5'6" x 3'3")

OUTSIDE

To the side of the building is a small storage area, which accommodates the keg beer barrels and dispensing equipment, LPG cylinders and gas regulators, and beer gas cylinders.

LICENCES

We understand the premises benefit from a full restaurant licence, with open alcohol sales allowed between 11.00am and 9.00pm.

SERVICES

We understand that Telecom, mains electricity, water and drainage are all connected to the property.

LOCAL AUTHORITY

Council of The Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 01720 422537.

The property is assessed for Non-Domestic rates as follows:

Description: Restaurant and Premises
Reference: 80539
Rateable Value: £5,700 per annum

In addition, water is metered and charged at the current rate.

TENURE

We understand the property is owned leasehold under a full repairing & insuring lease , for a 25 years term commencing March 2010. The current rent payable is £15,000 per annum, with rent reviews generally every three years (next review 25th March 2016).

VIEWING

Strictly by arrangement with the Sole Agents, **SIBLEYS ISLAND HOMES**, Porthcressa, St Mary's, Isles of Scilly, TR21 0JX. Tel: 01720 422431. Fax: 01720 423334.

EPC

Please contact the vendors' sole agents.

WEBSITE

The Speros website can be found at www.speros.co.uk







Notes

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Sibleys Island Homes for themselves and for the vendors or lessees of this property whose agents they are give notice that:

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