



Howl Dowl
Polmear Road, Par, St Austell

LODGE & THOMAS

ESTABLISHED 1892

Howl Dowl, Polmear Road, Par, St Austell PL24 2AR

Guide Price - £250,000 Freehold

- Bar/Restaurant Opportunity
- Close to the Beach
- Indoor Restaurant & Ample Outdoor Sitting Areas
- Owner's Chalet Accommodation
- Car Parking
- Sold as Seen to Include all Fittings & Fixtures

A fantastic opportunity to purchase a bar/restaurant with indoor and outdoor catering facilities close to the beach. Owner's accommodation and car parking.

The Property

Howl Dowl has been used as a bar/restaurant/brewery but the freehold is now offered for sale ready for immediate operation. The main building is a single storey construction which was recently refurbished and re-equipped to provide restaurant catering for 50+ covers together with a bar, kitchen, nano-brewery and 2 x w.c.'s. whilst the outdoor areas provide further seating and catering space to offer another 100+ covers along with 4 x showers and w.c.'s in an outdoor building. The whole site extends to around a third of an acre (0.31 acres) and boasts car parking space for 10-15 vehicles; ample additional parking is available at Par Beach car park, which is within 200m.

Beyond the outdoor sitting area is an owner's chalet which has a private garden and w.c.

The property is sold as seen to include all contents.

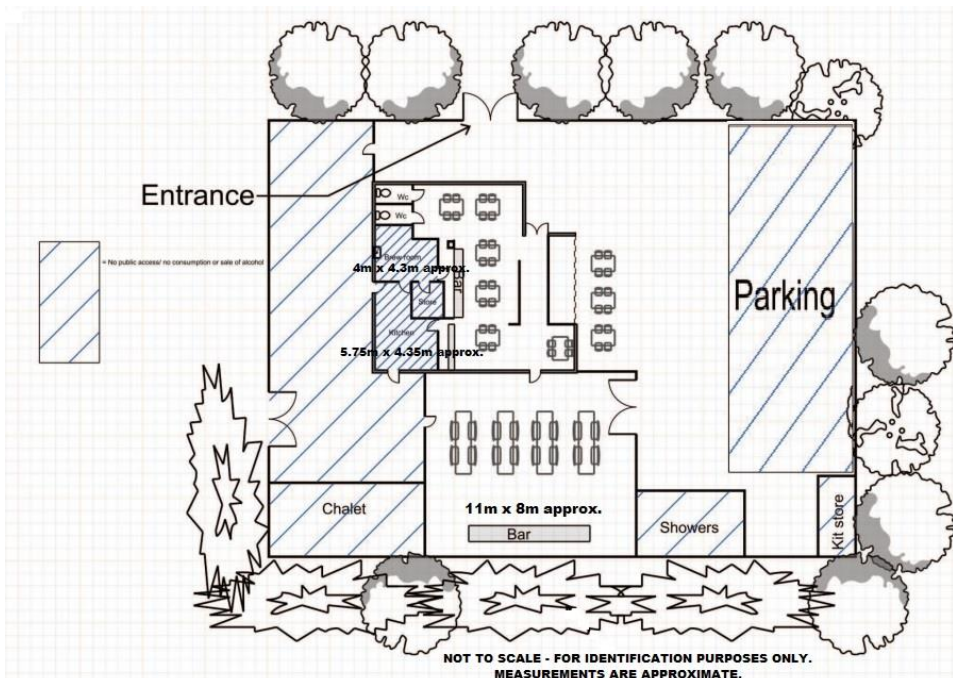
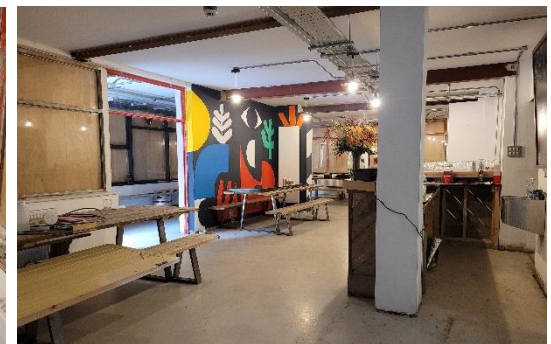


EPC E (Commercial)

Business Rates: Last Rateable Value £11,000 (interested parties should confirm with Cornwall Council).

Services: Mains water, electricity, gas and drainage. None of these services have been tested and therefore no guarantees can be given. Interested parties are advised to make their own enquiries to the relevant service providers.

N.B. The property is advertised for sale following liquidation of the former business. Trading figures are therefore unavailable and interested parties should note that the property is to be sold as seen including all fixtures, fittings and contents.



Situation: Howl Dwr is located at the foot of Polmear Hill, a short distance from Par Beach, the South West Coast Parth, Par Sands Holiday Park and the villages of Par and Tywardreath which are both within walking distance. Par and Tywardreath are busy, thriving villages situated along Cornwall's south coast between the towns of St Austell and Fowey (5 miles and 2.5 miles distant respectively).

The restaurant is positioned at the head of the junction to the beach, attracting those passing by along the A3082 to access Fowey, those proceeding to the Holiday Park as well as to the beach, with a huge volume of pedestrian traffic heading that way.

Viewing: Strictly by appointment with Lodge & Thomas. Tel: 01872 272722
Email: property@lodgeandthomas.co.uk

Agency: Howl Dwr is offered for sale by Lodge & Thomas in conjunction with Pantera Property of Harrogate.

Directions: Proceeding out of Par along the A3082 towards Fowey, turn right immediately after passing under the train bridge and Howl Dwr will be found on the right hand side identified by a Lodge & Thomas For Sale board.

what3words ///easily.stay.pods

Wayleaves, Easements & Rights of Way: The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan: Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars



Not to scale. For indicative purposes only.

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Chartered Surveyors
Estate Agents
Valuers
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