



**For Sale**

**Guide Price of £545,000**

The Bulls Head Inn, 38 Fore Street, Callington, Cornwall PL17 7AQ

# Summary

- Traditional Town Centre Pub
- Successful one bar operation
- Grade II listed
- Two bedroom apartment and additional living space
- Rear enclosed beer garden and pool room
- 90% wet sales and good Sunday lunchtime trade
- Retirement sale
- Available by way of a going concern

## Location:

With a population just over 6,000 and growing, Callington is a long-established town in East Cornwall, approximately eight miles North of Saltash and nine miles South of Launceston.

Callington is well placed in connection with the principal road networks. From Saltash the Tamar Bridge provides a link to the A38 Devon Expressway to Exeter where the motorway network begins. Leading in a Westerly direction from Saltash the A38 provides good access to Mid and South Cornwall. The A388 road runs North from Callington to Launceston where it connects into the A30 trunk road. This provides an alternative route through to Exeter to the East and to the West down to North and West Cornwall.

The Bulls Head occupies a prominent position in the centre of the town and attracts local and passing trade.

## Description:

With parts understood to date from the early 18th The Bulls Head represents a classic inn which has been serving the local community for hundreds of years. The trading areas are full of character and provide a great British pub experience for the many patrons who support the business. Once home to Britain's oldest landlady the Bulls Head has been owned by our clients from 2018 and they are now looking to retire. Within their ownership they have undertaken a root and branch refurbishment of the uppers floors and created a new beer garden and pool room, plus created a warm and inviting space for their regulars, by sticking with the charming public bar that has worked so well for so many years. The business is wet led and sales to year end 2023 were £336,734.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

### Ground floor:

Public Bar (16.5m x 4.8m) having access via entrance lobbies from both Fore Street and Church Street. The pub interior celebrates the considerable history of the inn with exposed timber beams and detailing, exposed stone and slate walls and fireplaces. It provides much charm and appeal and is set out with a traditional long wooden bar serving having recessed glass wash area and access to the basement beer cellar. Raised sitting area than can be utilised for live music staging with space for 16 covers and feature fireplace. Main bar with space for a further 34 covers having feature fireplace and inglenook fireplace with inset multi fuel burner (not tested). Lounge seating area (4.9m x 3.2m) with feature fireplace and space for 12 covers. Rear lobby leading to rear, access point for basement beer cellar and stairway to upper floors.

Basement beer cellar (6.7m x 4.8m) to include bottle and secure store.

### First floor:

Meeting/Function room (6.7m x 4.8m) a useful room and used by a number of locals clubs and associations. Dual aspect and with space for up to 40 covers).

Office (5.9m x 4m).

Kitchen (5.3m x 3.2m) Fitted with commercial equipment and wall extractor (not tested). Non slip flooring and wall cladding.

Self contained accommodation with hallway leading to bedroom (4m x 3.3m) and bathroom.

### Second floor:

landing leading to Lounge (4.6m x 3.9m), refitted kitchen (3.9m x 3.3m), refitted shower room WC, bedroom (4.2m x 3.3m) plus storage, bedroom (3.6m x 2.8m)

### Outside:

Covered alley to rear with ladies/gents and accessible WCS. Newly created pool room (5.6m x 5.3m) with covered outside terrace having space for 24 covers and which can extend during the summer months as a larger enclosed beer garden or used for owner's off road parking for 2/3 vehicles.

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

N/A

## Planning:

The amended use classes would mean this property is sui generis for pub use. Please enquire for further information.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £26,250 therefore making the approximate Rates Payable £13098.75 per annum for 2023/24. These is currently government in the sector for 75% relief until March 2025. Council tax band A.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

Freehold and sold as a transfer of the going concern.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## Money laundering:

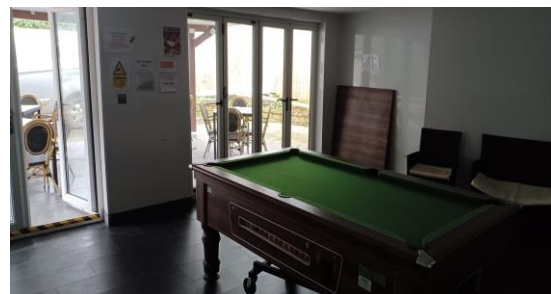
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.




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