



The Angel Hotel

16 Coinagehall Street, Helston, Cornwall TR13 8EB

- Offers traditional style bar restaurant areas
100+ covers plus function room
- 18 en-suite letting bedrooms
- Rear outside trading areas with car parking
- Owners' 3-bedroom cottage

FIXTURES AND FITTINGS AT VALUATION FOR
NEW FREE-OF-TIE LEASEHOLD INTEREST TO
INCLUDE FIXTURES & FITTINGS PLUS SAV





LOCATION

The Angel Hotel occupies a highly prominent location in the centre of the ancient town of Helston. Helston is located in West Cornwall at the gateway to the Lizard Peninsula, and lies midway between Falmouth and Penzance. The town of Helston is well-renowned for the annual Flora Day Festival and the town retains many ancient features with a large resident population and continual growth at the edges of the town. Helston also lies close to RNAS Culdrose, one of the largest training helicopter bases in Europe.

DESCRIPTION

The Angel Hotel comprises a terraced, Grade II Listed, three-storey property under a multi-pitched slate roof, originally constructed in the mid-16th Century as a town house of the Godolphin family. The Angel Hotel has experienced, in its history, extraordinary times ranging from the Prayer Book Rebellion through to the Civil War to the present day. As well as operating as an Inn with rooms, it was also used as an Excise house, a temporary jail for smugglers and known as a house of great business and good accommodation.

ACCOMMODATION

(All dimensions are approximate)

MAIN ENTRANCE

Via a magnificent pillared portico entrance.

RECEPTION/OFFICE

MAIN BAR RESTAURANT

(22m x 11m)

Traditional style bar restaurant areas with beam ceiling, feature

granite fireplace with log-burner, fully carpeted and fully furnished throughout for 50+ covers. Feature octagonal glazed skylight with Angel Hotel lamp, illuminated feature 20' well with glass top and original mosaic floor tiling.

BAR COUNTER

Double return servery, cash registers, range of bottle display refrigerators, Italian coffee machine.

WASH UP AREA

Glass washer and ice-making machine.

Original wide granite staircase leading to first floor and door to exterior.

REAR DINING AREA (11.5m x 5.5m)

Open beam ceiling, part tiled floor and furnished for 30 covers with bar counter. Door to rear patio.

BAR/POOL ROOM (6.7m x 4.9m)

Feature granite fireplace and hearth and open beam ceiling.

CORRIDOR TO

LADIES WC

GENTS WC

BEER CELLAR

STAIRWAY TO FIRST FLOOR

COMMERCIAL KITCHEN

(6.5m x 4.9m)

Extensive kitchen area with 4-burner gas hob, grill, deep fat fryers, extraction unit, range of stainless steel preparation tables, refrigeration and freezers.

WASH UP ROOM

STORE ROOM

LAUNDRY ROOM

MINSTRELS GALLERY/FUNCTION ROOM (13.3m x 6.5m)

Superb, well-lit function area available for use as restaurant or for private functions with feature Georgian minstrels gallery and fitted servery.

STAIRWAY TO LETTING ACCOMMODATION

All rooms have the benefit of tea and coffee making facilities and colour televisions.

LETTING BEDROOM NO.1

Double front with en-suite bathroom.

LETTING BEDROOM NO.2

Double front with en-suite bathroom.

LETTING BEDROOM NO.3

Double front with en-suite bathroom.

LETTING BEDROOM NO.4

Double side aspect with en-suite bathroom.

LETTING BEDROOM NO.5

Double side aspect with en-suite bathroom.

LETTING BEDROOM NO.7

Double rear aspect with en-suite bathroom.

LETTING BEDROOM NO.17

Double side aspect with en-suite bathroom.

LETTING BEDROOM NO.18

Double with en-suite bathroom.

LETTING BEDROOM NO.19

Single with en-suite bathroom.



STAIRWAY TO SECOND FLOOR

LETTING BEDROOM NO.6

Single rear aspect with en-suite shower, wc and wash hand basin.

LETTING BEDROOM NO.8

Family room with bunk beds with en-suite wc and wash hand basin.

LETTING BEDROOM NO.9

Double front with en-suite shower, wc and wash hand basin.

LETTING BEDROOM NO.11

Twin side aspect with en-suite wc and wash hand basin.

LETTING BEDROOM NO.12

Twin side aspect with en-suite bathroom.

LETTING BEDROOM NO.14

Family room side aspect with en-suite bath, wc and wash hand basin.

LETTING BEDROOM NO.15

Family room side aspect with en-suite bath, wc and wash hand basin.

STAFF WC

LETTING BEDROOM NO.16

Double side aspect with en-suite bath, wc and wash hand basin.

LETTING BEDROOM NO.20

Double rear aspect with en-suite bath and wash hand basin.

OUTSIDE

To the front of the property lies access to Coinagehall Street, the main thoroughfare through the ancient town of Helston. To the rear of the property lies an enclosed outside trading area with smoke shelter and car parking for six cars.

Angel Cottage, located to the rear of the property is a detached cottage dwelling with three bedrooms.

THE BUSINESS

The Angel Hotel is famous as one of the most well-known licensed establishments in Cornwall and probably the UK. Situated on the main thoroughfare through the town of Helston. The business provides quality food, drink and letting accommodation. The business is open 7 days a week throughout the year from 11am to 11pm, catering for local and visiting trade.

ACCOUNTS

Accounting information will be made available to interested parties following an initial viewing.

FIXTURES, FITTINGS & EFFECTS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

SERVICES

Services connected to the premises include mains water, drainage, gas and electricity. (We would point out that no testing of any of the services has been carried out by the agent.)

BUSINESS RATES

The property has a Rateable Value of £13,250 (VOA website 2017 list). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council. (It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.

TENURE

The property is offered on a new 10-15 year free-of-tie lease on fully repairing and insuring terms with an asking rental of £45,000 per annum, with 5-yearly rent reviews.

PRICE

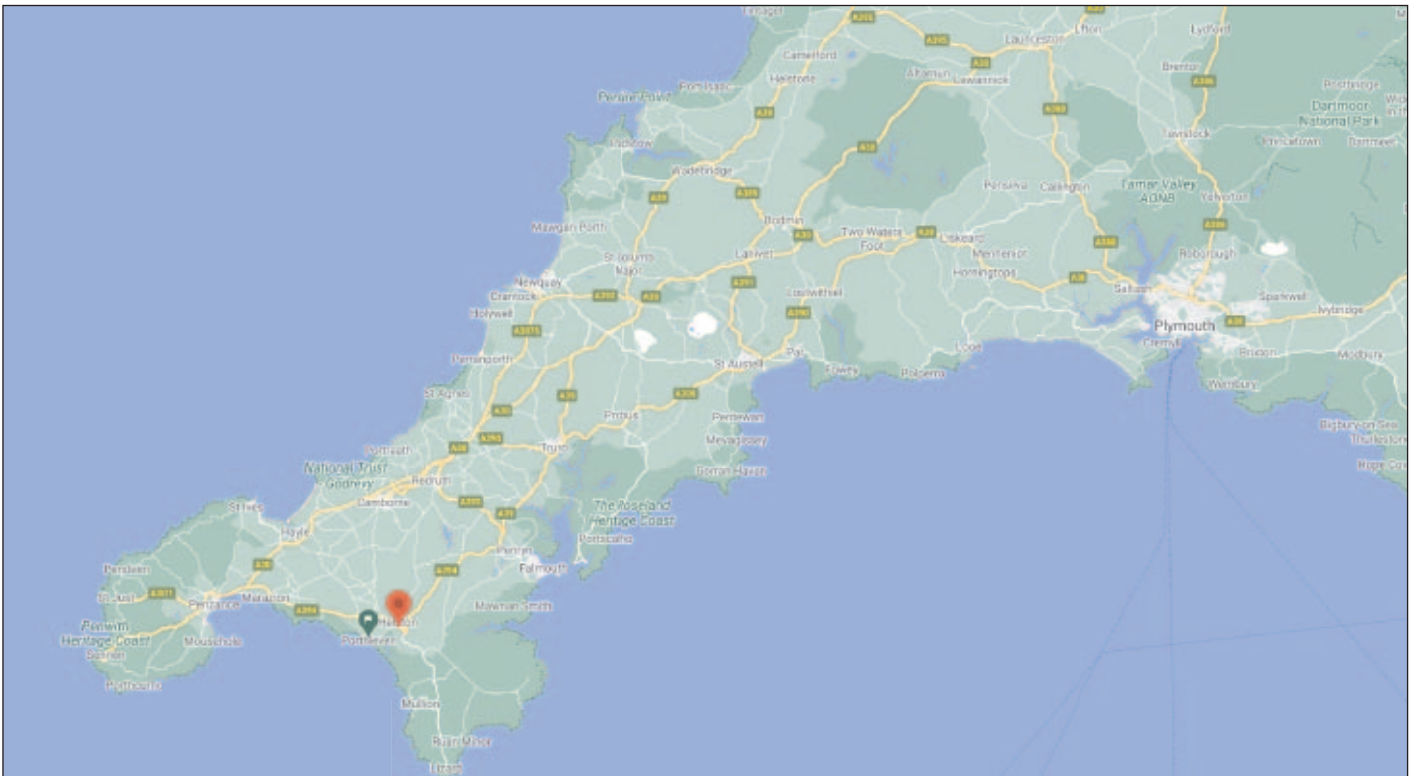
Fixtures and fittings at valuation for the new free-of-tie leasehold interest with the benefit of Licence, fixtures and fittings plus stock at valuation on completion.

VIEWING

Strictly by prior appointment with the Sole Selling Agents SBC Property.

The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our offices. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.

It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.



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CHARTERED SURVEYORS COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 277397

F: 01872 223342

E: Jeremy@sbcproperty.com

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