



The
Old Inn

CHURCH TOWN • ST BREWARD • CORNWALL





GUIDE PRICE £995,000

SOLE AGENT

FOR THE FREEHOLD INTEREST TO INCLUDE FIXTURES & FITTINGS PLUS SAV

The Old Inn

- An iconic and award-winning freehouse and restaurant with a rich history dating back to the 11th century
- Perfectly situated in the heart of a central Cornish village on the enchanting Bodmin Moor.
- One of Cornwall's leading destination pubs on the market for the 1st time in over 25 years
- Extremely well-established pub, well reviewed and supported with strong and loyal customer base, making it a turnkey business opportunity for new owners.
- Famed for its renowned Moorland Grill and highly acclaimed Sunday Carvery, showcasing locally sourced ingredients and expertly prepared home-cooked meals.
- Classic bar and restaurant spaces designed in a traditional style, open fires, beamed ceilings with a carvery setup that can comfortably accommodate around 350 patrons, both indoors and outdoors with balcony seating, sheltered beer garden. Large car park for up to 20 cars.
- Having already built an exceptional reputation to include hosting private events and family occasions there are opportunities to expand and attract more business.
- Incorporates an annexe building, offering substantial potential for additional business expansion and growth opportunities.
- Enjoy the convenience of a 2-bedroom owners' residence featuring its own external access





LOCATION

The Old Inn is located in the moorland village of St. Breward, which is renowned for its breathtaking panoramic views. This charming village is in close proximity to two of the Moor's well-known landmarks, Rough Tor and Brown Willy. St. Breward also serves as the gateway to the prestigious Camel Trail, a popular cycling and walking route.

The village of St. Breward is a thriving community, complete with essential amenities such as a primary school and a church. It is conveniently accessible via the A30 near Bodmin and the B3266 Camelford to Bodmin Road, making it an easily reachable destination for travellers and outdoor enthusiasts exploring the beauty of Cornwall. The Old Inn, a historic and welcoming pub, acts as a central point for both locals and tourists looking to enjoy the natural splendour and attractions in the area.

Bodmin Moor is a region of immense natural and cultural significance, adorned with enigmatic standing stones and ancient stone circles, highlighting its rich historical heritage attracting high levels of visitors and tourists. The opportunity to own a pub in the heart of this remarkable landscape is truly exceptional.

DESCRIPTION

The Old Inn is a historic and renowned Cornish Inn, reputedly dating back to the 11th century. It stands as the sole public house in St. Breward and is situated right next to the hilltop Parish Church. Perched at approximately 720 feet above sea level, The Old Inn holds the distinction of being the highest public house in Cornwall.

This building, which initially encompassed only the middle bar area and kitchens, was constructed at the same time as the original church and served as the residence for the monks who were engaged in building the church. Within the bar areas, you can still find the original granite fireplaces, believed to be from this very era. Notably, the fireplace behind the front bar has recently been uncovered and meticulously restored by the current owners.

The Old Inn also offers flexible accommodation above, providing a comfortable home for potential buyers or presenting further investment opportunities. The current owners have made significant investments and improvements during their 25-year ownership. The reason for the sale is due to the vendor's desire to pursue other business interests.

THE BUSINESS

This thriving profitable business operates seven days a week, providing consistent service, from 11am to 11pm.

FOOD SERVING TIMES:

Monday - Friday: 11am - 2pm & 6pm - 9pm

Saturday: 11am - 9pm

Sunday: 12pm - 9pm

The Old Inn is famed for its high-quality home cooked food and drinks, creating a delightful culinary experience for all who visit. In supporting local Cornish businesses, the Old Inn ensures the incorporation of Cornish produce throughout their menu.

With an extremely loyal and extensive local following, the establishment has become a beloved fixture in the community, attracting patrons from near and far who appreciate its exceptional offerings.

During seasonal months, this business experiences a remarkable boost in activity, further solidifying its position as a go-to destination for those seeking seasonal delights.



ACCOMMODATION

ENTRANCE PORCH

Exposed stone walls, door to front bar.

FRONT BAR (8.9 x 3.9m)

Traditional bar dining/area with open beam ceiling, flagstone flooring, exposed stonework and open fireplace. Fully fitted and equipped for 15+ covers. Widescreen colour television.

BAR SERVERY

Return oak bar counter.

ADJACENT BAR AREA (6.9 x 3.15m)

Similar style bar dining area with open beams, flagstone flooring, exposed stone wall and decorated with an array of bric-a-brac. Feature wood-burner. Fully fitted and equipped for circa 15 covers.

BAR SERVERY

Oak counter with touchscreen cash register and refrigerated cooling cabinets.

BAR DINING AREA (5.2 x 5.2m)

Open beam ceiling, exposed stone walls and slate flooring. Accessed from the car park area. Widescreen television. Fully fitted and equipped for circa 25 covers.

OUTSIDE SMOKING AREA

RESTAURANT/FUNCTION ROOM (12.6 x 8m)

Extensive and well-proportioned restaurant area. Fully fitted and equipped for circa 100+ covers. Beam ceiling, wood flooring, carvery operation.

RESTAURANT/FUNCTION ROOM (12.6 x 8m)

Extensive and well-proportioned restaurant area. Fully fitted and equipped for circa 100+ covers. Beam ceiling, wood flooring, carvery operation.

BAR COUNTER

Oak fronted counter with touchscreen cash register and bottle cooling cabinets.

GENTS WC

LADIES WC

DISABLED WC

Including baby changing facilities.

OUTSIDE TRADING AREA

Includes balcony, accessed from Function Room, fully fitted and equipped for circa 20+ covers.

COMMERCIAL KITCHEN (7.4 x 4.5m)

Extensive kitchen area. Fully fitted and equipped with aluminium extraction system, gas grills, twin deep fat fryers, two Rational combi-ovens, range of stainless steel worktops and refrigerated counters, walk-in chiller and walk-in freezer.

WASH UP AREA (4.3 x 3.2m)

Adjacent to kitchen area with commercial washer and sink unit.

DRY STORE

Equipped with ice-making machine.

STORE ROOM

BEER CELLAR

Fitted with new cooling system.

PASSAGE WAY TO OWNERS' ACCOMMODATION

OFFICE (3.5 x 3.2)

Equipped with CCTV, desk and flagstone flooring.

UTILITY STORE ROOM (3.4 x 2.3m)

Flagstone flooring equipped with washing machine and tumble dryer.

STAIRWAY TO FIRST FLOOR

SITTING ROOM (4.5 x 3.75m)

Fully carpeted.

KITCHEN/BREAKFAST ROOM (5.1 x 3m)

Equipped with a full range of cupboards and work surfaces. Access to flat roof area equipped with solar panels.

BEDROOM 1 (3.9 x 3.3m)

Walk in shower, wc, wash hand basin and underfloor heating.

BEDROOM 2 (3.9 x 3.45m)

En-suite bath, wc and wash hand basin.

BATHROOM

Bath, wc and wash hand basin.

OUTSIDE

To the side of the property lies an extensive car park for circa 20 cars with public car parking available.

ANNEXE BUILDING

Comprises a linked, single-storey construction under a pitched slate roof formerly used as a general store but could be used for a variety of other purposes to include potential accommodation, sports bar etc.

GARDEN AREA

Inner enclosed garden area fully equipped with picnic bench table seats.

ACCOUNTS

Financial information will be made available to interested purchasers following an initial viewing appointment.

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, electricity and LPG gas for cooking. (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 £40,250 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

Rates payable for 2023/2024 circa £5,000 with current discounts.









LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council numbered E1004740. (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

The property has an EPC Rating of B under Certificate Number 8177-0536-1774-7734-5269.



TENURE

The Old Inn is available freehold and free-of-tie.

PRICE

£995,000 for the freehold interest to include fixtures and fittings plus stock at valuation.

VIEWING

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



JEREMY BEECHING

SBCPROPERTY

T: 01872 277397

T: 07738 321135

E: Jeremy@sbcpROPERTY.com



ED JEFFERSON

COLLIERS

T: 07701 **377188**

E: ed.Jefferson@colliers.com

CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

SBC Property is the trading name of Scott Burridge Commercial LLP for themselves and for the vendors of this property whose agents they give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burridge Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burridge Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this 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.