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# The Turks Head

The Quay, St Agnes, Isles of Scilly, Cornwall TR22 0PL

- Outstanding freehouse restaurant situated on a unique and idyllic prominent waterside location
- Commanding one of the most picturesque views towards Tresco, St Martins and St Marys and the Island of Gugh
- Refurbished and traditional style bar and restaurant areas for circa 60 covers
- Stunning outside trading areas with panoramic views for extra covers
- Staff accommodation comprises five bedrooms, owners' two bedroom accommodation
- Private slipway and moorings

LEASEHOLD

Guide £795,000 PLUS SAV

SOLE UK MAINLAND AGENT



## LOCATION

The Turks Head has long been known as one of Cornwall's best known and popular freehouse pubs located on Britain's most south-westerly location. The Turks Head occupies a prominent waterside location overlooking the Island of Gugh, Tresco, St Martins and St Marys. Located within 50m of the main transport hub close to the quay of Porth Conger, The Turks Head is well situated to take full advantage of visitors arriving from other islands and beyond.

Situated on the shore of Porth Conger with its own private moorings, the Turks Head enjoys stunning views over the sheltered anchorage towards Gugh and the off islands.

The Isles of Scilly need no introduction. The main island is St Marys, accessed via air and sea links from Penzance and by air from Newquay. Access to the off islands, which includes Tresco, St Martins, Bryher etc. is then via local boats links.

## DESCRIPTION

The Turks Head comprises a detached, two-storey property of granite and stone construction under a pitched slate roof, originally constructed in the 18th Century as an old former coastguard boathouse. Over the years the property has been substantially refurbished and reconfigured to provide a contemporary style freehouse restaurant operation with staff rooms and owners' accommodation together with open and enclosed garden areas.

## ACCOMMODATION

(All dimensions are approximate)

### MAIN ENTRANCE

#### MAIN BAR (11.4 x 4.9m)

Superb character and traditional style bar area with open beam ceiling, painted granite walls, slate flooring and an abundance of nautical memorabilia. Fully fitted and equipped for circa 30 covers.

### BAR SERVERY

Return counter equipped with bar dispense and bottle display, glass storage and glass washer.

#### MAIN RESTAURANT (6.5 x 4.25m)

Similarly themed restaurant area, fully fitted and equipped for 30 covers.

### GENTS TOILET

Two urinals, one wc and wash hand basin.

### LADIES TOILET

Two wcs and two wash hand basins.

#### DRY STORE (3.6 x 2.8m)

Shelved throughout. Fitted with walk-in refrigerator, ice maker and chest freezer.

#### STORE SHED (3 x 2.3m)

Timber shed with shelving.

### FREEZER STORE

Equipped with chest freezers.

### BEER CELLAR

Equipped with cellar cooling system.

### COFFEE PREPARATION AREA

#### COMMERCIAL KITCHEN (6 x 5m)

Fully fitted and equipped commercial kitchen which connects directly to the outside beer garden. Equipment includes Falcon 6-ring oven, upright freezer, panini presses, two commercial steam ovens, three counter refrigerators, one freezer, servery with heat lamp and dishwasher..

#### OFFICE (3 x 2.3m)

Insulated timber shed with views across Porth Conger.

### EXTERNAL STAIRWAY TO FIRST FLOOR OWNERS' ACCOMMODATION

### CONSERVATORY (2.35 x 7.8m)

Timber double glazed conservatory enjoying elevated views over Porth Conger and Gugh, providing direct access onto a roof patio.

#### KITCHEN/SITTING ROOM (7.65 x 7m)

Dual aspect room providing quality dining and lounge accommodation with superb views.

#### BEDROOM 1 (3.8 x 2.3m)

Double room with southerly aspect.

### BATHROOM

Shower, wash hand basin and wc.

### MAIN BEDROOM

Large double with views over garden.

### HALLWAY

### BATHROOM

### OUTSIDE

To the rear of the accommodation lies staff accommodation and office.

### ACCOMMODATION NO.1

Timber framed construction, divided into bedrooms one, two and three, with communal shower room/wc.

### ACCOMMODATION NO.2

Detached granite building containing bedrooms four and five, with shower room/wc.

### STAFF SERVICE ROOM

Timber shed fitted with kitchenette, washing machine and tumble dryer.

### WORKSHOP

Newly built timber framed workshop.

### PRIVATE LAWNED AREA





### **OUTSIDE PUBLIC AREAS**

Enviably outside trading areas equipped with picnic bench table seats etc for circa 100 covers within the enclosed beer garden or across and over the granite slipway.

### **THE BUSINESS**

The Turks Head trades as a fully licensed quality freehouse restaurant from this unique and stunning location. The business has traded for many years and is open seven days a week throughout the seasonal months. The business enjoys a local

following but is hugely enhanced during the seasonal months by the many visitors to the area.

### **ACCOUNTS**

Financial information will be made available to prospective purchasers on request.

### **SERVICES**

Services connected to the premises include mains electricity and telecoms; drinking water supplied via a private bore hole; salt water and rainwater catchment for wc facilities, septic tank sewerage. (We

would point out that no testing of any of the services has been carried out by the agent.)

### **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.

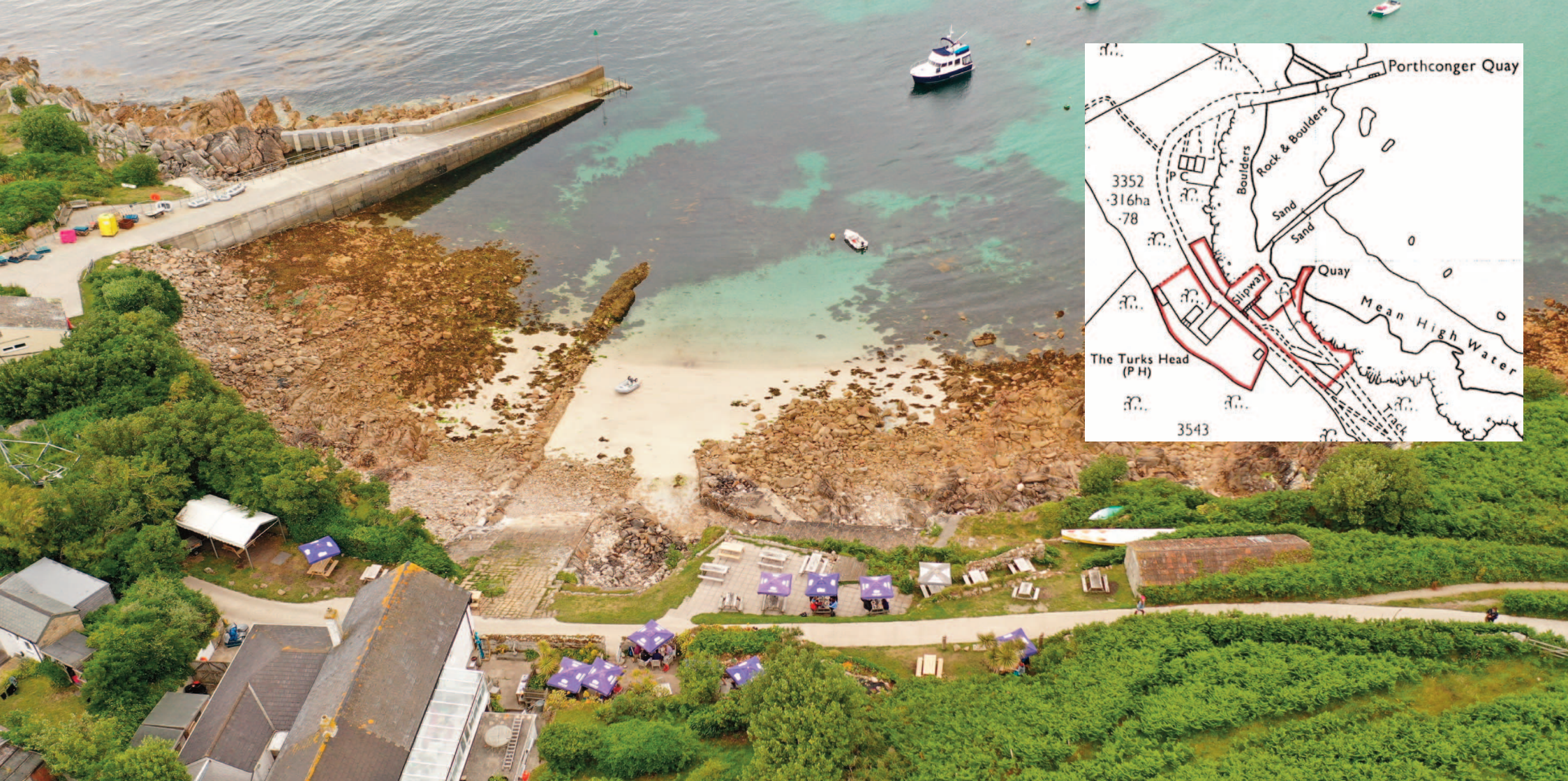
### **BUSINESS RATES**

The property has a Rateable Value of £21,000 (VOA website 2023 List). Prospective purchasers should









confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://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

The premises has an EPC Rating of D under Certificate Reference Number 0910-3923-0308-5150-9094.

### TENURE

The property is being offered on a 60 year lease commencing 29th September 1995 from the Duchy of Cornwall at a passing rent of £18,500 per annum. Rent reviews are 3-yearly and the lease is protected with the Landlord & Tenant Act 1954 on fully repairing and insuring terms.

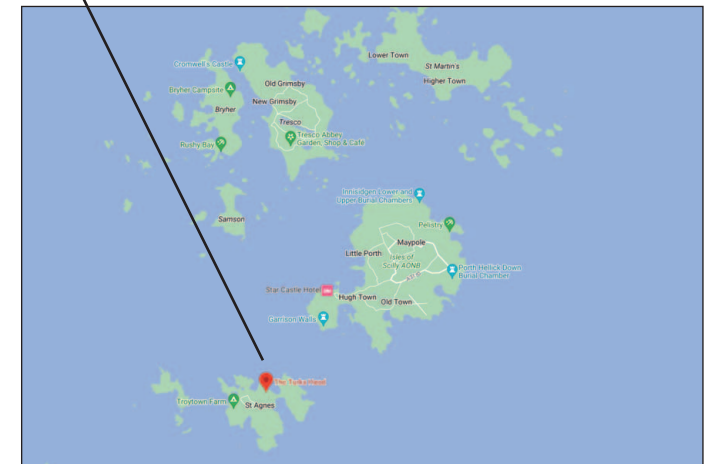
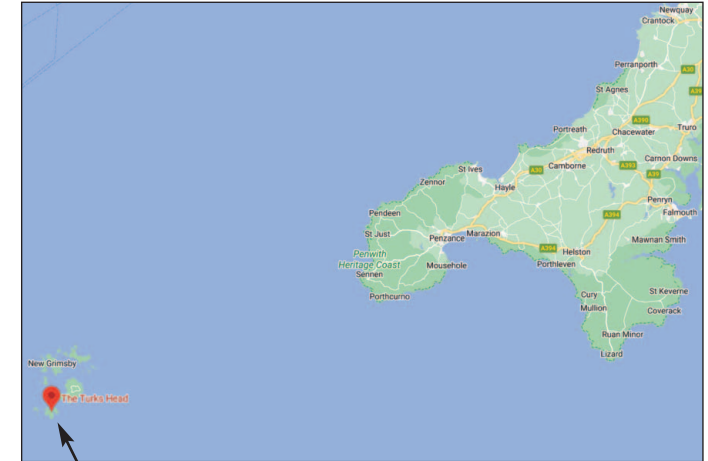
### PREMIUM PRICE

Offers invited in the region of £795,000 for the leasehold interest to include fixtures and fittings. Included within the sale price are two private moorings.

### VIEWING

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





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