



Royal Standard

Gwinear, Hayle, Cornwall TR27 5JL

- Landmark freehouse restaurant central village location
- Traditional style bar restaurant areas for 40+ covers
- Delightful, extensive beer garden and car park
- Owners' 4-bedroom accommodation
- Campsite with 10 hook-ups for 10 motorhomes and tents

OFFERS INVITED IN THE REGION OF £25,000 FOR A NEW LEASEHOLD INTEREST TO INCLUDE FIXTURES & FITTINGS PLUS SAV





LOCATION

The Royal Standard is located in the centre of the village of Gwinear, which lies close to Hayle (3 miles), Camborne (3 miles) and Helston (10 miles).

DESCRIPTION

The Royal Standard, Gwinear comprises an 19th Century detached granite and stone construction under a pitched slate roof with later additions to the sides and rear. Enclosed beer garden, adjacent car parking and campsite facilities.

ACCOMMODATION

(All dimensions are approximate)

MAIN ENTRANCE

HALLWAY

MAIN BAR (7.6 x 11m)

Traditional style bar dining area with feature log-burner. Fully fitted and equipped for 40+ covers. Fully carpeted. Decorated with an array of traditional style bric-a-brac.

BAR SERVERY

Single bar counter equipped with glass washer, triple door bottle refrigerator and touch screen cash register.

POOL ROOM (8.4 x 3.65m)

With feature log-burner.

BEER CELLAR

Equipped with Cellarator cellar cooling unit.

KITCHEN

Equipped with 6-burner gas range, microwaves, twin deep fat fryer and Altro flooring.

REFRIGERATION AREA

Lies adjacent to the kitchen with two upright commercial freezers and refrigerator.

GENTS WC

LADIES WC

STAIRWAY TO FIRST FLOOR

LANDING

BEDROOM 1

Rear double.

SITTING ROOM

BEDROOM 2

Front double.

BEDROOM 3

Front double.

OFFICE

BEDROOM 4

Side aspect double.

BATHROOM

Bath, wc and wash hand basin.

STAIRWAY TO ATTIC

STORAGE AREA

OUTSIDE

Directly to the front of the property lies direct access to the main street of Gwinear. To the rear of the property lies an enclosed beer garden equipped with picnic bench table seats and a variety of storage areas.

Also to the rear is a delightful lawned beer garden area equipped with picnic bench table seats and the main campsite.



CAMPSITE

10 hook-ups for 10 motorhomes and tents, with shower and toilet facilities.

SERVICES

Services connected to the premises include mains water, drainage and electricity with LPG for cooking. (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 £5,500 (VOA website 2023 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 numbered PL100301. (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.)

THE BUSINESS

The Royal Standard trades successfully has a community freehouse and restaurant which is open evening only at present, seven days a week although with extended hours into the weekends. The business has benefitted from the campsite offering during the seasonal months.

ACCOUNTING INFORMATION

No financial information is available.

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of C under Certificate Reference Number 4797-5963-2079-5817-9731.

TENURE

The Royal Standard is available on a new 10-year, free-of-tie lease at a rent of £25,000 per annum.

PRICE

Offers invited in the region of £25,000 for the leasehold interest.

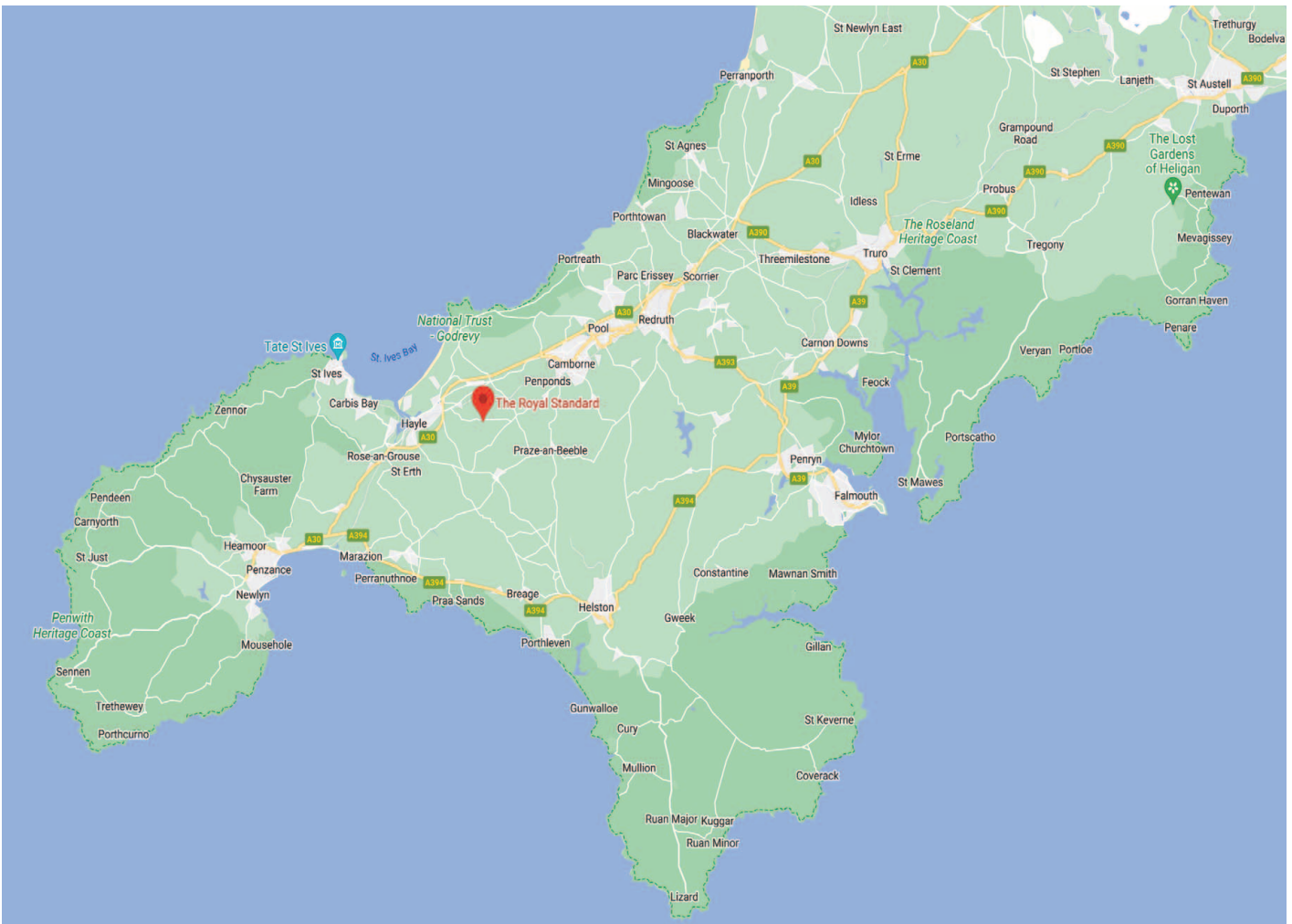
VIEWING

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.



sbcproperty.com

CHARTERED SURVEYORS COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 277397

F: 01872 223342

E: Jeremy@sbcproperty.com

SBC Property is the trading name of Scott Burridge Commercial LLP for themselves and for the vendors of this property whose agents they are, 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 SBC Property 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 SBC Property, nor any person in their employment, any authority to make or give any representation or warranty whatever in relation to this property.