



THE RADJEL INN
BAR FOOD • BEER GARDEN
ACCOMMODATION • REAL ALES
ST. AUSTELL ALES

THE RADJEL INN
ST. AUSTELL ALES

RADJEL INN
LAST CHANCE
QUIZ
THIS FRIDAY
5PM
WELCOME TO
LOVE RADJEL

THE RADJEL INN
ST. AUSTELL ALES

THE RADJEL INN
BOSCASWELL ROAD
BOSCASWELL DOWNS
PENDEEN
CORNWALL TR19 7DS

- Freehouse restaurant, central village location
- Comprises two bar areas and outside trading areas
- Owners' 5-bedroom accommodation
- Car parking
- Interest to include fixtures and fittings

OIRO £295,000 + VAT FOR THE FREEHOLD



LOCATION

The Radjel Inn is located on a prominent roadside location in the centre of the village of Pendeen, on the Penwith Peninsula, and lies close to St Just (3 miles) and Penzance (7 miles). Pendeen is accessed via the B3306 which connects St Ives to Lands End and the A30.

The area is steeped in history as the village gets its name from the headland on which the Pendeen Lighthouse stands and is located close to the Geevor Tin Mine tourist attraction.

DESCRIPTION

The Radjel Inn comprises a detached two-storey construction originally built in the 18th/19th Century, of granite and stone with tiled fascia under a pitched slate roof with later additions, 5-bedroom accommodation over, enclosed rear car parking and beer garden area.

THE BUSINESS

The Radjel Inn has traded as a community style public house, predominantly wet-led.

ACCOUNTS

No financial information is available.

SERVICES

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

FIXTURES & FITTINGS

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

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.)

ACCOMMODATION (Areas are approximate)

ENTRANCE VESTIBULE

MAIN BAR AREA (9.15 x 4.75m)

Traditional style bar area with open beam ceiling, granite fireplace, upholstered bench seating, carpeted and fully and equipped for 20+ persons.

BAR SERVERY

Oak return counter.

PUBLIC BAR (6.6 x 3.75m)

Traditional style front bar with range of furnishings and feature fireplace.

BAR SERVERY

Oak return counter.

PASSAGEWAY

BEER CELLAR

POOL ROOM (4.8 x 4.6m)

With a separate entrance.

KITCHEN

LADIES WC

GENTS WC

STAIRWAY TO FIRST FLOOR

BEDROOM 1

Double.

BEDROOM 2

Double front.

OFFICE

BEDROOM 3

Double front.

SITTING ROOM

BEDROOM 4

Double front.

BATHROOM

WC, bath and wash hand basin.

BEDROOM 5

Double rear.

BATHROOM

WC, bath and wash hand basin.

OUTSIDE

The pub has direct access off a prominent roadside location on the main thoroughfare through the village of Pendeen, coupled with outside enclosed trading area and rear car park for 10+ cars.



ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of B under Certificate Reference Number 9027-0487-8933-0461-0410.

TENURE

The property is available freehold and free-of-tie.

PRICE

Offers invited in the region of £295,000 + VAT for the freehold, to include fixtures and fittings.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

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