



SMUGGLERS INN



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ST ERTH PRAZE

HAYLE CORNWALL

TR27 6EG

- Landmark freehouse restaurant close to Hayle
- Traditional bar restaurant areas for 100+ covers and function room
- 10 letting bedrooms
- Owners' accommodation
- Extensive car parking and garden area



**OIRO £595,000 FOR THE FREEHOLD INTEREST TO
INCLUDE FIXTURES & FITTINGS PLUS SAV**



LOCATION

The Smugglers Inn, St Erth Praze lies on the B3302 link road between Helston and Hayle. St Erth Praze is a small hamlet located close to the main harbour town of Hayle, approximately 3 miles distant.

DESCRIPTION

The Smugglers Inn comprises a 17th/18th Century end-of-terrace, two-storey granite and stone construction under a pitched roof with may later extensions set within a large garden area and car park with direct frontage onto the B3302.

SERVICES

Services connected to the premises include mains water and electricity with septic tank drainage and 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. However, the bulk of the inventory belongs to the current tenant.

BUSINESS RATES

The property has a Rateable Value of £4,400 (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. (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 Smugglers Inn has been owned the same vendor for many years as part of the Countryman Inns Group and is currently closed.

ACCOUNTS

No financial information is available.

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of D under Certificate Reference Number 0398-9904-1930-8790-7103, valid until 23 October 2029.

TENURE

The property is offered freehold.

ACCOMMODATION (Areas are approximate)

ENTRANCE VESTIBULE

INNER VESTIBULE

MAIN BAR AREA (9.45m x 9.75m)

Attractive bar area with traditional style oak beams, natural stone walls, log-burner and equipped with pew bench seating, decorated with original nautical artefacts. Fully carpeted and fitted and equipped for 40+ covers.

BAR SERVERY

Return mahogany counter equipped with glass washing machine and a range of bottle coolers.

SNUG BAR/POOL ROOM (6.1m x 4.27m)

Accessed from main bar with separate rear entrance, traditional style beams and natural stone walls.

RESTAURANT ENTRANCE

With access to main bar and restaurant.

LADIES TOILET

GENTS TOILET

FUNCTION ROOM

Large sized entertainment area, part carpeted, equipped with stage area. Fully fitted and equipped for 40+ covers.

BAR SERVERY

With return mahogany counter with range of equipment.

GENTS TOILET

LADIES TOILES

REAR PASSAGEWAY

BEER CELLAR

STAFF TOILETS

RESTAURANT AREA (6.71m x 7.62m)

Attractive restaurant area with open beam ceiling. Fully fitted and equipped for 40+ covers. Original granite fireplace with log-burner.

ANNEXE (4.88m x 3.35m)

Fully fitted and equipped for 10+ covers.

COMMERCIAL KITCHEN

Fully equipped commercial kitchen with extraction unit and gas range etc.

WASH UP AREA LOCATED ADJACENT

REFRIGERATION AREA LOCATED ADJACENT

SEPARATE ACCESS TO REAR YARD

STAIRWAY TO FIRST FLOOR

BATHROOM

WC

BEDROOM 1

Family rear.

BEDROOM 2

Double front.

BEDROOM 3

Double front.

BEDROOM 4

Single front.

BEDROOM 5

Double front.

RESIDENTS' WC**BEDROOM 6**

Double front.

BEDROOM 7

Double front.

BEDROOM 8

Rear single.

BEDROOM 9

Rear twin.

RESIDENTS' BATHROOM**OWNERS' FLAT****KITCHEN****DINING ROOM****SITTING ROOM****BEDROOM**

With en-suite bathroom.

OUTSIDE

To the front of the property lies a small patio area with picnic bench table seats with parking for five cars. To the rear of the property lies an extensive lawned garden area with picnic bench table seats.

CAR PARK

Large car park located adjacent to the Smugglers Inn for approximately 200 cars.





PRICE

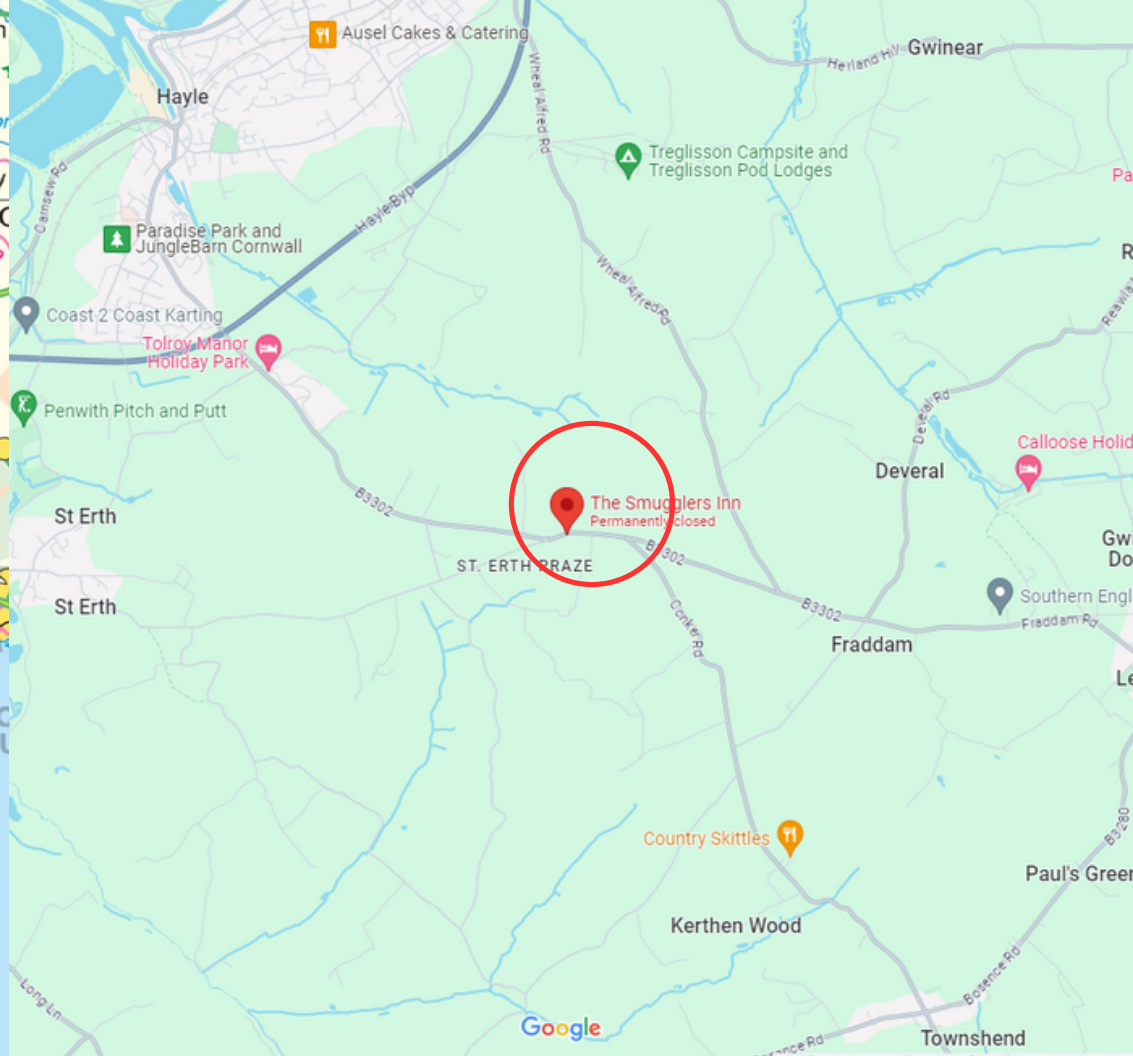
Offers in the region of £595,000 for the freehold interest to include fixtures and fittings plus stock at valuation.

VIEWING/FURTHER INFORMATION

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

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