



The Noughts Crosses Inn

Lansallos Street, Polperro, Cornwall PL13 2QU

- Freehouse restaurant in the centre of South Cornwall coastal village
- Quality refurbished and refitted restaurant 30 covers
- Seven newly reconfigured en-suite letting bedrooms
- Owners' 1-bedroom accommodation

OIRO £495,000 FOR THE FREEHOLD INTEREST TO INCLUDE FIXTURES & FITTINGS PLUS SAV

LEASEHOLD OPTION ALSO AVAILABLE





LOCATION & DESCRIPTION

The Noughts & Crosses Inn occupies a unique position in the ancient fishing village of Polperro on the South-East Cornwall coast. Polperro, through which runs the River Pol, lies close to Fowey (7m), Looe (4m) and Plymouth (25m). Polperro is a longstanding tourist destination famous for its quintessential and idyllic appearance with ancient fishermen's houses and cottages and picturesque harbour and coastline.

DESCRIPTION

The Noughts & Crosses Inn comprises a mid-terrace, three-storey property constructed of rendered granite and stone under a pitched slate roof, originally built in the 17th/18th Century and has latterly been completed refurbished and reconfigured as a quality cafe restaurant with letting accommodation.

ACCOMMODATION

(All dimensions are approximate)

MAIN ENTRANCE

INNER VESTIBULE

Stairs down to bar restaurant with store area.

BAR RESTAURANT (8.4m x 5.6m)

Fully refurbished and reconfigured café restaurant area with traditional style double glazed windows overlooking the River Pol. Atmospheric lighting, feature fireplace and log-burner, open beam ceiling, Delabole slate floor, fully fitted and equipped for 30+ covers. Beer cellar located off.

BAR SERVERY

Return oak top counter equipped with coffee machine, cash register and glass washer.

COMMERCIAL KITCHEN (2.6m x 6m)

Refitted kitchen area with extraction system, turbo-fan steam oven, two Lotus 4-hob cooker units, grill, deep fat fryers and Altro flooring.

STAIRWAY TO FIRST FLOOR

LANDING

GENTS TOILET

Two urinals, wc and wash hand basin with Karndeian oak floor.

LADIES TOILET

Two wcs, wash hand basin, Karndeian oak floor.

PASSAGEWAY

LETTING ACCOMMODATION

All letting rooms have colour television, tea and coffee making facilities.

LETTING BEDROOM NO.6

Double with en-suite shower, wc and wash hand basin.

LETTING BEDROOM NO.5

Single with en-suite shower, wc and wash hand basin.

UTILITY ROOM

STAIRWAY TO SECOND FLOOR

OWNERS' ACCOMMODATION

Double front.

LETTING BEDROOM NO.1

Front double with en-suite shower wc, wash hand basin.



LETTING BEDROOM NO.2

Rear double with en-suite shower, wc and wash hand basin.

LETTING BEDROOM NO.3

Rear double en-suite wc and wash hand basin.

LETTING BEDROOM NO.4

Rear double.

ATTIC ROOM

Converted attic area for a single bedroom, front aspect.

OUTSIDE

To the front of the property lies the main thoroughfare through Polperro to the harbour area. To the rear of the property lies the River Pol.

BUSINESS

The Noughts & Crosses Inn offers a superb opportunity to acquire a prominent and unique quality café restaurant with en-suite letting bedrooms.

ACCOUNTS

Accounting information will be made available following an initial viewing.

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.

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.)

SERVICES

Services against the premises include mains electricity, water and drainage. (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 £20,500 (VOA website 2017 list). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

PRICE

Offers in the region of £495,000 for the freehold interest to include fixtures and fittings plus stock at valuation.

A leasehold option is also available, terms on application.

ENERGY PERFORMANCE CERTIFICATE

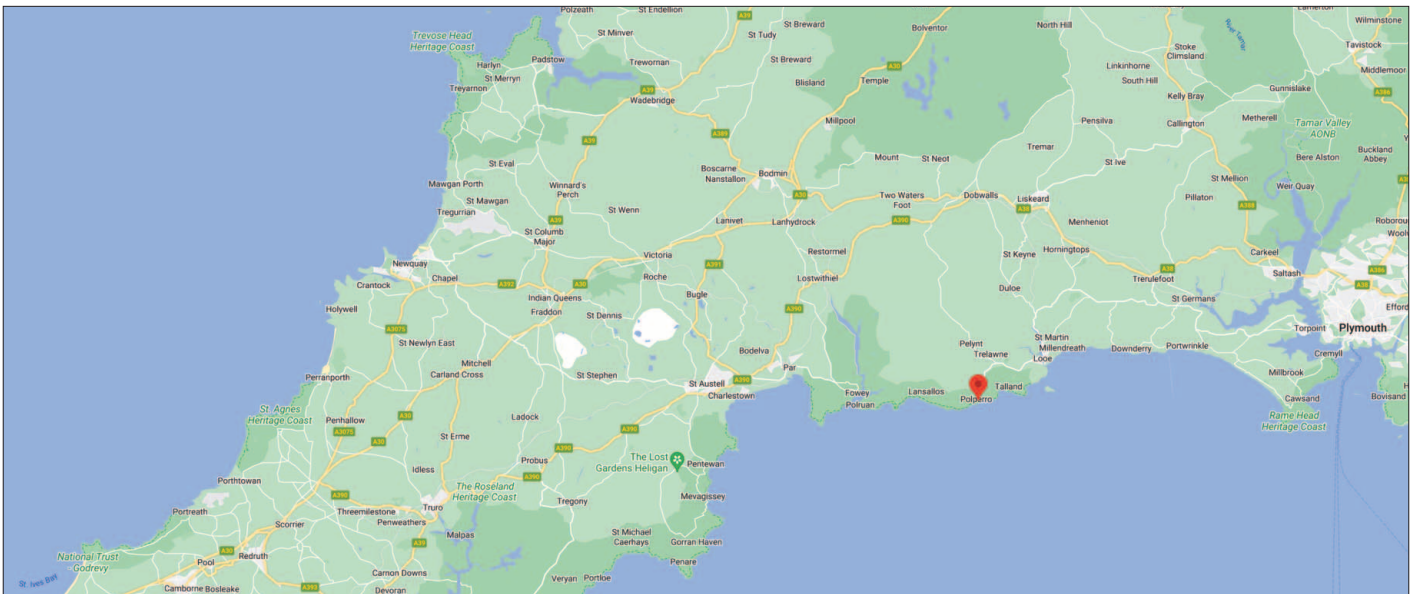
The premises has an EPC Rating of D under Certificate Reference Number 0220-1204-3302-5918-1304.

VIEWING

Strictly by prior appointment with the Sole Selling Agents.

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.



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