



Impressive and extremely well-presented award winning Free of Tie destination pub and restaurant, located in a popular Cornish village close to the coast. Offering a well regarded and stunning business opportunity with Character Main Bar (34+), Dining Room (28+), Impressive Restaurant (32), Games/Family Room (10+), fully equipped Commercial Catering Kitchen with extensive Ancillary Facilities, Beer Garden seating 60+, Customer Car Park for 30+ vehicles, One Bedroom Owner's Accommodation and Private Owner's Garden Area. Exceptional opportunity to purchase a highly regarded and profitable freehouse, boasting impressive and strong levels of turnover and still offering potential for continued growth. Must be viewed.

**THE BARLEY SHEAF
GORRAN CHURCHTOWN, ST AUSTELL, CORNWALL, PL26 6HN**

FREE OF TIE LEASEHOLD: £37,500

REF: 4850

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THE PROPERTY

The Barley Sheaf is a substantial Grade II listed character village freehouse and restaurant, with origins reputedly dating back to 1837. This substantial and deceptively spacious property is presented to an extremely high standard throughout having been the subject of a comprehensive programme of refurbishment and improvement in recent years. This renowned, award winning, high turnover destination village pub and restaurant is highly regarded and briefly comprises: - Main Bar Area (34+), Dining Room (28+), Restaurant (32), Games/Family Room (10+), exceptionally well-equipped Commercial Catering Kitchen with extensive Ancillary and Backup Facilities, Owner's/Staff Accommodation with Sitting Room, Kitchenette, Double Bedroom and a Shower Room. There is a Customer Car Park with space for 30+ vehicles and to the rear of the pub is an attractive and large Beer Garden with patio and lawned seating areas for around 60 customers and an Owner's Private Garden Area. The Barley Sheaf is a highly regarded and extremely well-presented destination village freehouse and restaurant and is undoubtedly a very special place in which to live and work and a viewing is strongly recommended to fully appreciate all that this profitable, high turnover business offers. Available by way of a new Free Of Tie Lease.



SITUATION

The Barley Sheaf is situated in the centre of the pretty village of Gorran Churchtown close to the South Cornish coast. The village centres around a beautiful church and offers a small store/post office, farm shop and primary school. The village is surrounded by campsites and holiday accommodation, as well as some of Cornwall's major tourist hot spots including The Eden Project and The Lost Gardens of Heligan. Gorran Haven is, just over a mile away and offers an attractive beach and harbour and the popular fishing village of Mevagissey is around 2.5 miles, with the town of St Austell being 9 miles and the City of Truro around 15 miles.



INTERNAL DETAILS

Ground Floor

Main Customer Entrance to the front, into **Entrance Vestibule** with door into **Main Bar Area** an attractive character room with Cornish slate floor, feature fireplace with inset wood burner, wall mounted menu boards, wall mounted large screen television, range of freestanding wooden tables, upholstered wooden chairs, upholstered settle seating, bar stools and sofas, comfortably seating 34 customers plus adequate standing room. Substantial timber fronted and topped **Bar Servery** fitted with a range of back bar fittings, display shelving, EPOS touch screen cash register with printer link to the kitchen, glasswasher, stainless steel hand basin, triple glass fronted bottle fridge, and a single glass fronted bottle fridge. **Dining Room** a spacious open plan character trade area with a continuation of style theme and ambience, with Cornish slate floor, feature fireplace (disused), waitress station area, freestanding wooden tables, upholstered wooden chairs, and upholstered bench seating comfortably for 28+ customers. **Games/Family Room** with feature vaulted ceiling, pool table, table football, freestanding wooden tables, chairs and upholstered bench seating for 10+ customers, doors leading out to the beer garden. **Commercial Catering Kitchen** with non-slip flooring, part stainless steel and part wipe clean clad walls, being fully equipped to an exceptionally high standard with an extensive range of commercial catering equipment to include:- extractor system with stainless steel canopy and gas interlock system, 6 burner gas range, 2 twin floor standing deep fat fryers, Rational combi oven, under counter fridge, stainless-steel workbenches with shelving below, stainless-steel shelving, stainless steel sink unit, commercial microwave, warming cabinet, serving gantry with warming lamps, under counter commercial fridge unit, and upright commercial fridge. **Wash Up Area** with non-slip flooring and part wipe clean clad walls, stainless steel deep bowl sink unit, commercial dishwasher, stainless-steel workbench, ice machine and stainless-steel hand basin. **Preparation Area** with non-slip flooring, under counter fridge, commercial 3 door under counter fridge and commercial upright freezer. **Beer Cellar** temperature controlled on the ground floor.



First Floor

Restaurant/Function Room an impressive and grand room, being versatile and multipurpose and which can be divided to form 3 separate rooms, if required. With triple aspect to the front, stripped wood flooring, 2 feature fireplaces (disused), projector television, range of freestanding wooden tables and upholstered wooden chairs comfortably seating 32 customers. **Ladies & Gents WCs. Storeroom** with non-slip flooring, 2 upright fridges, chest freezer, racked shelving, washing machine, tumble dryer, stainless steel sink unit with storage cupboards below.



OWNER'S ACCOMMODATION

Situated on the first floor is a One Bedroom Owner's Apartment which briefly comprises: - **Sitting Room with Kitchenette** with base and wall mounted kitchen units, work surfaces and a built-in hob and oven, a **Double Bedroom**, and a **Shower Room**.

EXTERNAL DETAILS

To the front of the property and a very short walk from the pub is the **Customer Car Park** with space for 30+ vehicles. To the rear of the property is an attractive enclosed **Beer Garden** being mainly laid to lawn with a patio area and offering wooden bench style seating for around 60 customers. Beyond this is an **Owner's Private Garden/Kitchen Garden Area, Bin Store Area**.



THE BUSINESS

The Barley Sheaf is a renowned and successful character village pub and restaurant, which is extremely well regarded. Being well presented throughout, the business benefits from excellent levels of regular, year-round trade, which is boosted by visitors, tourists and campers to the area throughout the year. This impressive business boasts an excellent trading environment, being fully equipped with quality fixtures, fittings and a comprehensive trade inventory. Set within an attractive character property, the business trades as a traditional village pub and restaurant, featuring locally produced ales and renowned for serving fresh and innovative meals in a warm and inviting atmosphere. The business provides flexibility for drinking and dining, with the added advantage of the extensive outside seating areas. Consequently, it enjoys a healthy mix of food and wet trade. The pub benefits from its own website www.thebarleysheafgorran.co.uk which provides further background information, opening hours and menus etc. The Barley Sheaf has received numerous noteworthy awards and accolades during our client's 4 years of ownership including, a Michelin Guide Listing 2023, Good Food Guide 2023, Trencherman's Guide Listing 2023, TripAdvisor Travellers Choice Award 2023, and benefits from numerous excellent reviews on TripAdvisor and Google. The business has a great reputation as a destination food led pub/restaurant and consequently it enjoys impressive levels of regular repeat trade. The advised trade split is 60% food revenue and 40% wet revenue. Due to over business commitments, our client does not take an active role in the day to day running of the business. The business is run under management with a full team of staff in place including three full time chefs, 2 full time front of house staff, to include a manageress, a part time KP and 3 part time waitresses. The sale of the Barley Sheaf represents a tremendous opportunity to purchase a high-quality, award-winning destination village pub and restaurant with consistently strong levels of trade, the likes of which seldom come to the market. Reluctantly the business is offered for sale due to other business commitments.



TRADING INFORMATION

Accounts for the year ending 31st March 2023 show impressive sales of £454,946 net of VAT, producing strong net profits. Detailed trading information can be made available to interested parties following a formal viewing appointment.

POTENTIAL

Our client advises that there is potential to develop and grow all aspects of the business still further and for continued growth in trade levels, particularly by hands on owner operators, building upon the impressive trade levels already established with opportunities to extend the opening hours, for which demand exists.



TRANSFER OF A GOING CONCERN

The sale includes the goodwill of the business and will be subject to Transfer of Undertakings (Protection of Employment) Regulations (TUPE).

RATING

For up-to-date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website www.voa.gov.uk.

SERVICES

All mains services are connected. LPG is used for cooking and there is an oil-fired central heating system.



PRICE & TENURE

£37,500 for valuable LEASEHOLD interest. The Barley Sheaf is being offered by way of a new FREE OF TIE LEASE, the length of which is negotiable, on full repairing and insuring terms. The commencing rent will be £30,000 plus VAT per annum. Detailed terms to be agreed, please contact us for more information.

EPC

Requested and to be confirmed.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel: (01392) 201262. Email: info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.



Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.