



An attractive and traditional character 16th century village inn situated close to picturesque Port Isaac and the stunning North Cornwall coastline. New Free Of Tie lease available. Deceptively spacious property presented to a high standard and offering a quality business opportunity with 4 Character Bar Areas (90), Breakfast/Dining Room (20), Commercial Catering Kitchen with Ancillary Facilities, 7 quality Ensuite Letting Bedrooms, Owners 2 Bedroom Accommodation with Sitting Room and 2 Bathrooms, 2 Staff Bedrooms, Lawned Beer Garden and Outside Seating Areas (100+) and Customer Car Parking (30+). Exceptional opportunity to acquire one of Cornwall's foremost licensed premises offering much potential throughout. An early viewing is essential in order to fully appreciate all aspects of this very special free of tie leasehold business.

**THE CORNISH ARMS
PENDOGGETT, Nr PORT ISAAC, CORNWALL, PL30 3HH
FREE OF TIE LEASEHOLD: £49,950 REF: 4857**

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THE PROPERTY

The Cornish Arms is a substantial and deceptively spacious character Cornish village inn. With origins reputedly dating back to the 16th century, the Cornish Arms is presented to a high standard throughout having been the subject of a comprehensive programme of improvement in recent years. The inn is renowned for its ambience, retaining much of the original charm and character within a spacious trading environment. This quality destination village inn and restaurant is highly regarded and briefly comprises: - Main Bar (50), Lower Bar (15), Snug Bar (12), Front Bar (12), Breakfast/Dining Room (20), Commercial Catering Kitchen with back up and Ancillary Facilities, 7 quality Ensuite Letting Bedrooms, 2 Double Bedroom Owners Accommodation with Sitting Room and 2 Bathrooms and 2 Staff Bedrooms. Externally, the inn has a lawned Beer Garden and Patio Seating Area to the front, offering al fresco seating for 80+ customers, additional Courtyard Seating Area to the rear for 20+, numerous useful Outbuildings and Storerooms and a Customer Car Park for around 30 vehicles. The Cornish Arms is undoubtedly a very special place in which to live and work, and a viewing is recommended to fully appreciate all that this impressive multi-faceted business has to offer and the potential that it provides.



SITUATION

The Cornish Arms occupies a prominent and visible trading position in the centre of the popular and accessible Cornish village of Pendoggett, designated an Area of Outstanding Natural Beauty. The North Cornish coastline is around 2.5 miles away at Port Isaac, a historic fishing port famed for its picturesque fisherman's cottages and narrow streets. The village itself has been the stage for various film and television series, most notable being Doc Martin. It is also famous for being the home to the successful shanty singing group The Fisherman's Friends as well as the home of popular chef Nathan Outlaw where he has two establishments holding 3 Michelin Stars. Within a few miles are the beautiful sandy beaches of Polzeath, Daymer Bay and Rock with

an abundance of water sport activities, and dramatic coastal walks. Wadebridge is around 6 miles away and is a popular, vibrant and busy town, recently voted one of the top places to live in the UK, by The Sunday Times. Tintagel with its castle and legends of King Arthur and Merlin is also around 6 miles away.

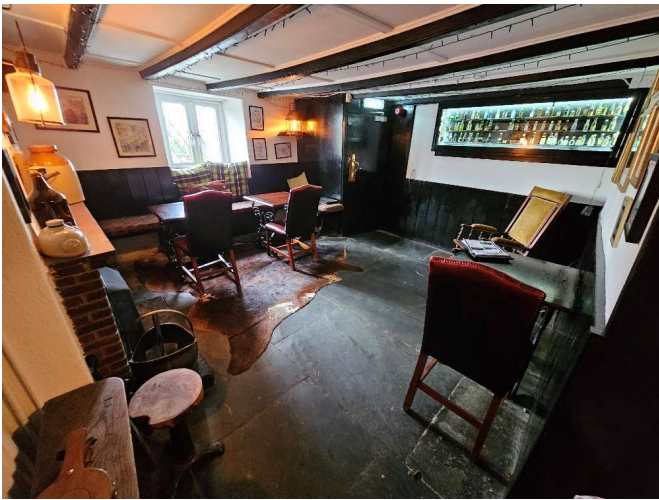


INTERNAL DETAILS

Main customer entrance door to the front leading from the car park into **Entrance Vestibule** with doors into **Lower Bar** an attractive character filled room with original slate flooring, beamed ceilings, feature open fireplace, part wood panelled walls, wall mounted menu boards, range of free standing wooden tables, chairs and upholstered window seating for around 15 customers. Through into **Snug Bar** again an attractive character room with original slate flooring, exposed ceiling timbers, part wood panelled walls, feature seating area with upholstered settle seating, free standing tables and chairs for around 12 customers. **Reception Area** with timber topped reception desk and **Servery**. **Rear Servery Area** with Altro flooring, upright glass fronted wine cooler, Belfast sink, base and wall mounted cupboards. **Front Bar** another attractive character room with original slate flooring, exposed ceiling timbers, part wood panelled walls, feature fireplace (disused), range of free-standing wooden tables and chairs for 12 customers. **Main Bar Area** a spacious character room with flagstone effect concrete flooring, heavily beamed ceilings, part wood panelled walls, woodburning stove, pool table area, extensive range of freestanding wooden tables, chairs, stools, sofas and upholstered settle seating comfortably for 50 customers plus adequate standing room. **Bar Servery** timber fronted and topped, fitted with associated back bar fittings, optics and display shelving with Altro flooring, triple glass fronted bottle fridge. **Ladies and Gents WC's**. **Office**. **Breakfast/Dining Room** with exposed ceiling timbers, freestanding wooden tables and chairs comfortably seating 20 customers. **Commercial Catering Kitchen** with Altro flooring, stainless steel clad walls, fully equipped to a high standard to include a comprehensive

range of commercial catering equipment to include:- 6 burner gas range, extractor system with stainless steel canopy over and gas interlock system, 2 twin table top deep fat fryers, extensive range of stainless steel work benches with shelving below, serving gantry with warming lamps, saladette, 2 commercial microwave ovens, stainless steel wall shelving, twin deep bowl stainless steel sink unit and commercial dishwasher. **Dry Goods Store** with chest freezers, upright fridges and racked shelving. **Fridge/Freezer Store** with Altro flooring, upright fridge, upright freezer, stainless steel handbasin, Belfast sink and door to rear. **Covered Area** with double upright fridge.

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.



LETTING ACCOMMODATION

The business offers 7 individual high quality ensuite letting bedrooms on the first floor. The bedrooms are all well proportioned and briefly comprise: - **Bedroom 1** a large four poster double room with an **Ensuite Shower Room**. **Bedroom 2** a double room with an **Ensuite Shower Room**. **Bedroom 3** a large double room with an **Ensuite Shower Room**. **Bedroom 4** a double room with an **Ensuite Shower Room**. **Bedroom 5** a double/twin room with an **Ensuite Shower Room**. **Bedroom 6** a double room with an **Ensuite Bathroom** with shower over bath. **Bedroom 7** a double room with an **Ensuite Shower Room**. **House Keeper's Store**. **Customer WC**.

OWNER'S ACCOMMODATION

The Cornish Arms benefits from 2-bedroom owners' accommodation, on the first floor which briefly comprises: - **Sitting Room** a well-proportioned room, with feature fireplace and part exposed stone walls. **Bedroom 1** a good-sized double bedroom with built in wardrobes and an **Ensuite Bathroom** with shower over bath. **Bedroom 2** a good-sized double bedroom with hand basin. **Bathroom** with shower over bath and **Separate WC**.



EXTERNAL DETAILS

The Cornish Arms occupies an imposing and prominent village centre position and benefits from a **Customer Car Park** to the front with space for around 30 vehicles. Adjacent to this is an attractive lawned **Beer Garden** with wooden garden furniture seating around 80 customers and a small **Patio Area** directly in front of the pub with a further seating area. To the rear of the property is an enclosed inner **Courtyard Seating Area** providing seating for around 20 customers. Surrounding the courtyard are **2 Staff Bedrooms** and a shower room and a separate WC. **2 Separate Storerooms**, as well as a **Wood Store**, **Utility Room** with washing machines, and tumble dryer, wall shelving and sink unit, **Boiler Room** with 2 oil boilers (replaced in November 2017), **Bottle Store** with racked shelving, and a **Beer Cellar** temperature controlled on the ground floor with wall shelving and delivery access to the side.



THE BUSINESS

The Cornish Arms is a renowned and successful traditional character village inn. Being extremely well presented throughout, the business benefits from excellent levels of regular, year-round trade, which is boosted by visitors and tourists to the area throughout the year. Unfortunately, the business closed in January 2024. Set within a unique and impressive character filled

property, the business is a traditional country village inn and destination public house. The Cornish Arms received a 5 Star Food Hygiene Rating and a Tripadvisor Travellers Choice Award in 2023. Providing an exceptional trading environment, the inn appeals to a wide range of customers and retains a proper pub feel, rather than that of a restaurant. The letting bedrooms provide popular and received good reviews online. The spacious rooms have, like the rest of the inn, been totally renovated to a very high standard and provide the perfect resting place for a country getaway or a business stopover. This is a unique opportunity to re-establish this extremely successful and well-regarded all-round hospitality business, and which is a "turnkey" business opportunity. The Cornish Arms is a versatile and impressive inn, located in a very desirable location and is undoubtedly a very special place to live and work and a formal viewing is essential in order to appreciate all that this high quality multi-faceted business opportunity has to offer. Available by way of a new FREE OF TIE lease.



TRADING INFORMATION

Limited trading information can be made available to interested parties following a formal viewing appointment.

EPC

Requested and to be confirmed.



SERVICES

Mains electricity and water. Private drainage. LPG is used for cooking and oil is used for central heating and hot water.

RATING

The business has a rateable value of £18,250. Please note these are not the rates payable and prospective purchasers should confirm the actual rates payable with the local authority.



PRICE & TENURE

£49,950 for the valuable free of tie leasehold interest and full trade inventory. The Cornish Arms is being offered for sale by way of a new 10 year FREE OF TIE lease, on full repairing and insuring terms. The commencing guide rent is £60,000 per annum. Detailed terms to be negotiated and agreed, please contact us for more information.

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.

