



Popular village public house with 2 self contained apartments

£550,000

Miller Commercial 
Chartered Surveyors and Business Property Specialists

LOCATION:

The village of Angarrack is nestled in a sheltered valley close to the North Cornish coast and its glorious beaches and affords easy access to the A30 which is the main arterial route through the County. The village of Angarrack is widely acknowledged as having one of the best Christmas Light displays within the County which are illuminated daily from the first Saturday in December through to Twelfth Night from 5.30pm to 10.30pm.

DESCRIPTION:

This is a wonderful opportunity to acquire a thriving Public House in a charming village just 9 miles from the coastal resort of St Ives. The Angarrack Inn has been lovingly maintained and improved by our clients and has recently benefitted from an extension which houses a separate function room/restaurant area. The Angarrack Inn has two self contained apartments which are currently let on assured short hold tenancies that could be utilised for holiday letting or owners/staff accommodation.

BUSINESS:

Owing to our clients other business interests, the venue is run by a trusted team of employees with minimal input from the owner, the current opening hours are Monday - Friday 5pm til close and on Saturdays and Sundays the pub is open from midday. Accordingly, there is obvious scope for a hands on owner/operator to pursue the

lunchtime trade should they so choose. The accounts for the year ending 31st July 2023 show a turnover of £341,835 with full accounts only being made available subject to a viewing appointment.

SCHEDULE OF ACCOMMODATION:

The Angarrack Inn has been owned by our clients since 2014 and during their tenure the Pub has undergone a consistent programme of improvement/refurbishment with the most recent addition being the impressive function/dining room which has its own bar and a staff toilet.

The ground floor of the building comprises in brief, main bar area with tables and chairs for circa 40 covers, ladies and gents toilets, commercial kitchen, cellar, store rooms and the aforementioned function room. The two x 1 bedroom apartments are located on the first floor and are independently accessed to the rear of the building and kitchen. Externally, the pub has ample customer/staff parking and a beer garden.

For further details, please consult the floor plan at the back of this brochure.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (92).

PREMISES LICENCE:

The property holds a Premises Licence under Licence Number W1_PL00010 for consumption on and off the premises Monday - Sunday (8.00 - 00.00).

INVENTORY:

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £5,700 To find out how much business rates will be payable there is a business rates estimator service via the website.

FINANCE:

If you require advice regarding the Financing of a Business, please contact us on the number below.

VALUE ADDED TAX:

All the above prices/rentals are quoted exclusive of VAT.

STOCK:

To be taken at valuation.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact:-

Graham Timmins on 01872 247019

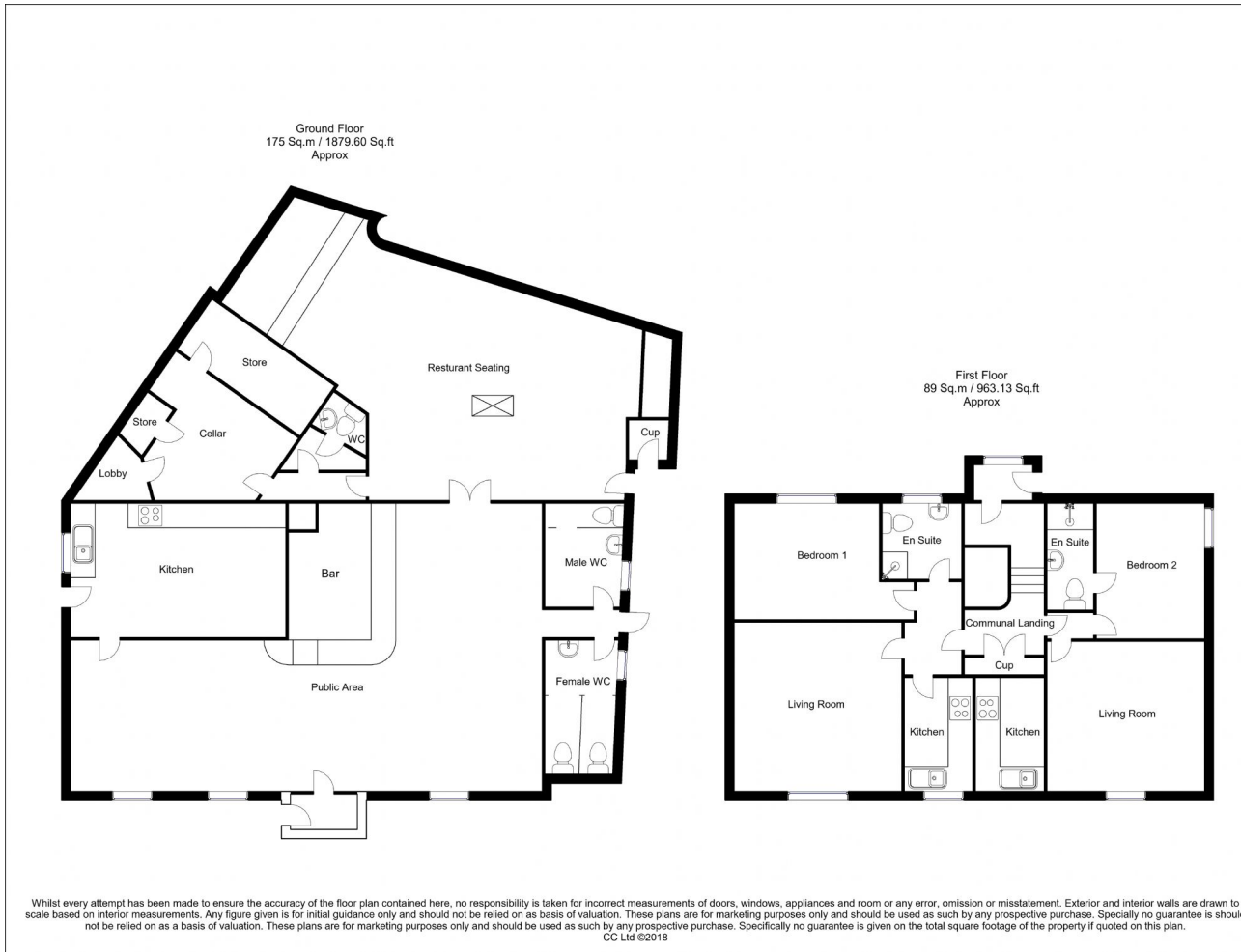
Email gt@miller-commercial.co.uk or

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk







AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39

