



THE MINERS ARMS, MITHIAN, TRURO, TR5 0QF

This is a wonderful opportunity to acquire one of Cornwall's most popular Public Houses in the heart of the picturesque village of Mithian, close to the North Cornish Coast. The Miners Arms has been owned by our clients for more than 17 years and they are assisted in the day to day running of the business by a trusted team of employees. The pub boasts a wealth of character features, several intimate dining areas, ample customer parking and a spacious owners apartment. The business is available by way of an assignment of the existing 10 year Punch Franchise Agreement at a current annual rental of £34,000 per annum.

£175,000 Leasehold To Include Fixtures & Fittings

- PICTURESQUE 16th CENTURY PUBLIC HOUSE CLOSE TO THE NORTH CORNISH COAST
- SALES IN EXCESS OF £950,000 FOR THE LAST FINANCIAL YEAR
- WELL PRESENTED THROUGHOUT
- CIRCA 90 COVERS INTERNALLY WITH A FURTHER 70+ EXTERNALLY
- LARGE TRADE CAR PARK
- SPACIOUS OWNERS' ACCOMMODATION
- ENERGY PERFORMANCE ASSET RATING 'D' (78)

LOCATION:

Mithian is a village close to the North Coast of Cornwall, a mere 1 mile from St Agnes and 7 miles from the Cathedral City of Truro. The Miners Arms itself is in the heart of the village and occupies a prominent roadside position facing south.

DESCRIPTION:

This is a wonderful opportunity to acquire one of Cornwall's most popular Public Houses in the heart of the picturesque village of Mithian, close to the North Cornish Coast. The Miners Arms has been owned by our clients for more than 17 years and they are assisted in the day to day running of the business by a trusted team of employees. The pub boasts a wealth of character features, several intimate dining areas, ample customer parking and a spacious owners apartment. The business is available by way of an assignment of the existing 10 year Punch Franchise Agreement at a current annual rental of £34,000 per annum.

LEASE TERMS:

The business is available by way of an assignment of the existing 10 year full tie Punch Franchise Agreement at a current annual rental of £34,000 per annum with a copy of the lease available upon request.

BUSINESS:

The Miners Arms is a traditional public house and whilst the owners' accommodation is currently used as office space, it could be letting accommodation (subject to permissions) and full Profit and Loss accounts are available upon request. Historic turnover is as below for year ends 30 November:

2023: £951,000 (subject to confirmation)

2022: £905,992

2021: £876,977

2020: £637,262

2022 shows a healthy operating profit of £128,431 with adjusted net profit in the region of £160,000.

FIXTURES & FITTINGS:

All fixtures and fittings are included within the sale price with stock to be taken at valuation.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

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 £44,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (72).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

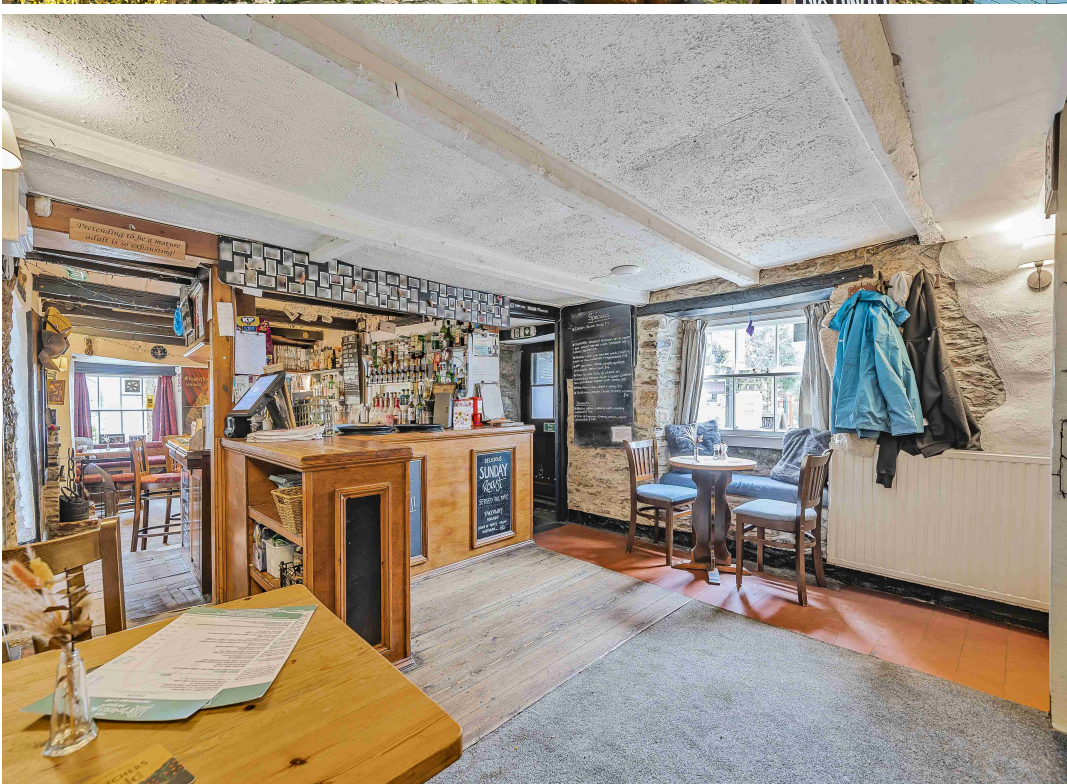
Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Graham Timmins on 01872 247019

Email gt@miller-commercial.co.uk





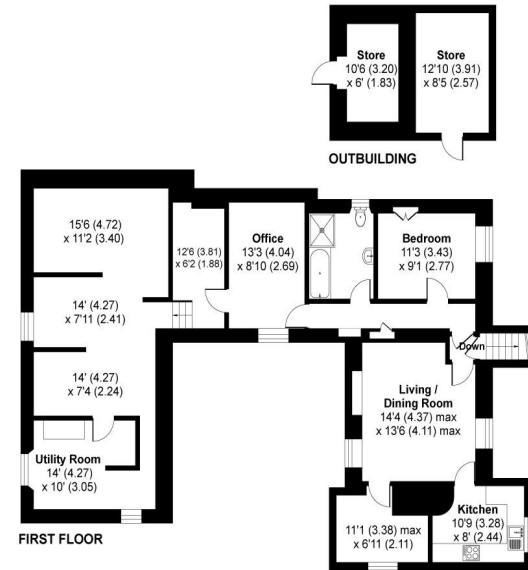
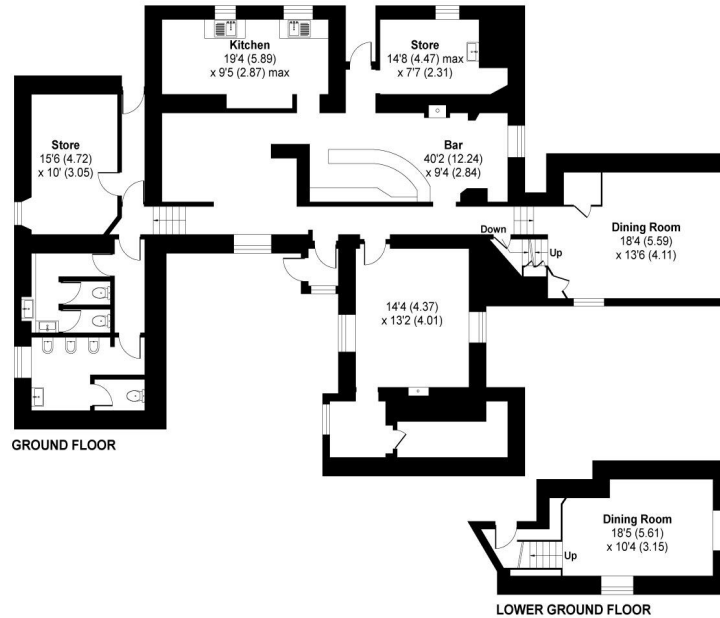
Mithian, St. Agnes, TR5 0QF

Approximate Area = 3699 sq ft / 343.6 sq m

Outbuilding = 176 sq ft / 16.3 sq m

Total = 3875 sq ft / 359.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Miller Commercial LLP. REF: 1076172

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

