



THE STAR INN & PENZANCE BREWING COMPANY, CROWLAS, TR20 8DX

Opportunities such as these are rare to the market: an award winning brewery, freehouse with accommodation and the opportunity to expand the business.

The Star Inn has been recognised since 2000 by CAMRA and present in the Good Beer Guide since 2002 where it has remained for the last 23 years. On the premises there's a small set of barns which in 2008 saw the beginning of Penzance Brewing Company being formed and this has gone on to successfully provide 20% of the revenue through the Star Inn itself and the remaining 80% of the revenue servicing approximately 15 pubs in the local area.

Penzance Brewing Company's beers have been listed in the CAMRA Good Beer Guide since 2010 and has a strong following with a plethora of CAMRA awards at Cornwall, South West and National level.

- **RENOWNED LOCAL PUBLIC HOUSE AND BREWING COMPANY**
- **AVAILABLE FOR THE FIRST TIME SINCE 1999**
- **COMBINED TURN OVER OF OVER £430,000**
- **4 BED OWNERS'/LETTING ACCOMMODATION**
- **LARGE CAR PARK**
- **ENERGY PERFORMANCE ASSET RATING 'B' (49)**

£775,000 Freehold

LOCATION:

The Star Inn lies on the A30 in the village of Crowlas. Crowlas is about 3 miles east of Penzance with St Ives about 7 miles to the north and St Michael's Mount around 1 mile to the south. Penzance itself is home to the mainline train link to Truro, Exeter, Bristol and onto London Paddington.

SCHEDULE OF ACCOMMODATION:

The accommodation comprises a large freehouse with numerous seating areas, bar, cellar, cold store, kitchen and WCs. To the first floor there is a 4 bed, kitchen and 1 reception accommodation which is currently let to the brewer and his partner with spare rooms for staying family. This could easily be reconfigured as owners' accommodation as a whole, or with some letting rooms as historically was the case. The brewery comprises the barns to the rear.

BUSINESS:

The two businesses, Star Inn (Crowlas) Ltd and Penzance Brewing Company Ltd have combined adjusted net profit in the region of £100,000. Full profit and loss accounts are available following a conversation with ourselves. The businesses will ideally be sold together, however there is the opportunity to purchase the brewery separately if desired. The Star Inn is a purely wet led pub and temporarily closed at the end of February. Each business will be sold with all fixtures and fittings included and an inventory can be provided prior to sale.



TENURE:

The property is available freehold with both businesses included. There is an option to purchase the brewery separately and relocate it, further details are available.

VAT:

Whilst both businesses are elected for VAT we do not believe that VAT is payable upon the purchase price.

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 £12,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE ASSET RATING:

The EPC is 'B' (49).

STOCK:

To be taken at valuation.

VIEWING:

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



Crowlas, Penzance, TR20 8DX

Approximate Area = 4102 sq ft / 381 sq m
 Outbuilding = 662 sq ft / 61.4 sq m
 Total = 4764 sq ft / 442.5 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: 1098026

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