

THE QUEENS ARMS, BOTALLACK, PENZANCE, TR19 7QG



- TRADITIONAL GRADE II LISTED PUBLIC HOUSE
- WELL PRESENTED THROUGHOUT
- LARGE CAR PARK & BEER GARDEN
- 2 BEDROOMED OWNERS ACCOMMODATION
- SEPARATE 1 BEDROOMED APARTMENT
- EPC: C72

GUIDE PRICE £475,000
FREEHOLD

Miller Commercial

The business property specialists



SITUATION

The Queens Arms is situated in the pretty hamlet of Botallack close to Lands End in what is arguably one of the most picturesque parts of the South West. The area has a rich mining history and has grown in popularity in recent years being close to St Ives and Penzance with a significant uplift of tourists now visiting "Poldark Country" as a result of the popular Television series.

DESCRIPTION/THE BUSINESS

The Queens Arms trades year round and is operated by our clients with the assistance of 1 full time and several part time members of staff. Food is served daily from 12 noon to 2.30pm & again from 6pm to 9pm, the turnover for the financial year ending 31st December 2019 was £243,718. Accounts will only be made available following a viewing appointment in the usual manner.

MAIN BAR AREA

Retaining a wealth of character features including, open beam ceiling, areas of exposed stonework and a wood burning stove. There are tables and chairs for approx 40 covers with several bar stools, adjacent to the kitchen entrance is a coffee station with shelving and coffee machine.

BAR SERVERY

Solid wood counter top, wine fridge, bottle fridge, glass washer, EPOS till and door to cellar.

BEER CELLAR

Fitted with cellar cooling unit.

GAMES ROOM/DINING ROOM

Currently laid out as a games room with pool table and television this room is utilised during the summer months as an additional dining area for approximately 22 covers and a door giving direct access to the beer garden.

GENTS TOILETS

3 urinals, 1 close coupled wc, 1 hand wash basin.

LADIES TOILETS

2 close coupled wc's and hand wash basin.

COMMERCIAL KITCHEN

Comprehensively equipped kitchen to include in brief, stainless steel sink and drainer, dishwasher, microwaves, fridges and freezers, triple counter fridge, single and double fryers, 4 ring oven and griddle, turbo fan oven and grill.

UTILITY ROOM

With hand wash basin, ice machine, freezer and washing machine.

OWNERS ACCOMMODATION

(all areas and dimensions are approximate)

Accessed via a staircase from the bar and comprising:-

LOUNGE

Open fireplace, areas of exposed stonework and 2 windows to the front elevation.

KITCHEN

Fitted with a selection of base and wall units, hand wash basin, electric oven, extractor, window to side, stainless steel sink and drainer.

FAMILY BATHROOM

Comprising shower, bath, close coupled wc, pedestal hand wash basin and Velux window.

BEDROOM ONE

Areas of exposed stonework, 2 windows to the front elevation, fitted wardrobe, shelving and feature fireplace.

BEDROOM TWO

2 Velux windows, a selection of fitted wardrobes and areas of exposed stonework.

OUTSIDE

To the front of the Queens Arms is an enclosed seating area with a car park beside for approximately 12 vehicles and to the rear of the property is a spacious enclosed beer garden with a



selection of picnic benches and seating. To the rear of the car park is a converted barn with the ground floor being split between an office and store room. On the first floor is the holiday apartment which comprises a delightful open plan living area with fitted kitchen, double bedroom with en-suite shower room and private patio.

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band C72.

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.

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

STOCK

To be taken at valuation.

VALUE ADDED TAX

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

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

CONTACT INFORMATION

For further information or an appointment to view please contact:-

Paul Collins on 01872 247029 or via email pc@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.

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