

QUINTRELL INN

2 NORTH WAY, QUINTRELL DOWNS,
NEWQUAY, TR8 4LA



**FREEHOLD PUBLIC HOUSE INVESTMENT
FOR SALE**





QUINTRELL INN
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CARVERY
LIVE SPORTS
FAMILY PUB

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HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to a private individual
- Property is arranged over ground and first floors and is situated on a large 1.4 acre site
- Current rent of £97,965 per annum
- Lease expires September 2038
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £1,250,000 (7.4% NIY)**

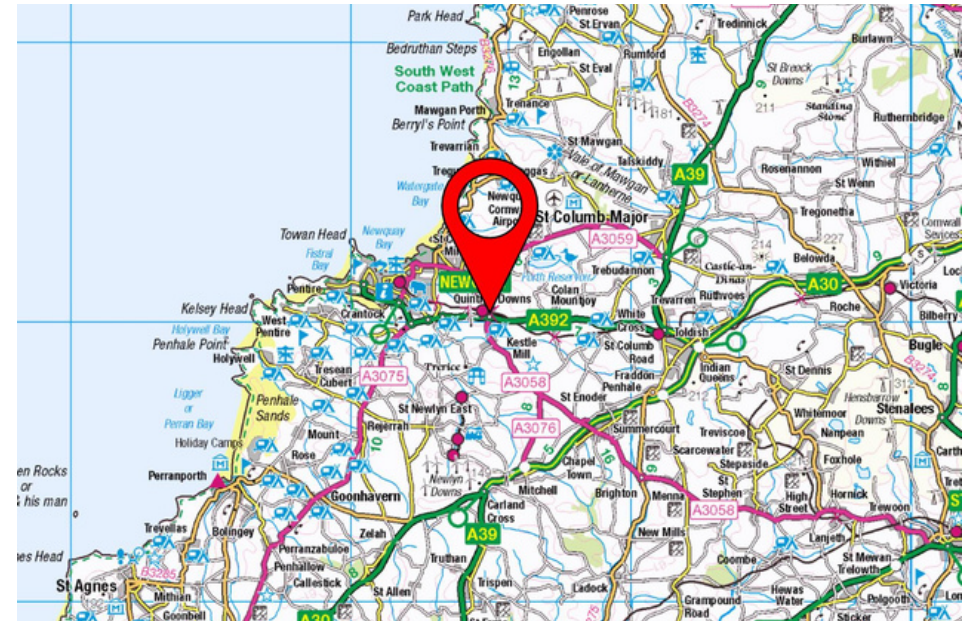
LOCATION

Located in the village of Quintrell Downs in Cornwall, 3.3 miles (5.3 kilometres) east of Newquay, 10.8 miles (17.4 kilometres) north of Truro and 13.7 miles (21.9 kilometres) northwest of St Austell.

The Quintrell Inn is situated fronting the A392 which provides access to Newquay to the west. The surrounding area is a mix of residential and commercial with Premier Inn and Spar directly opposite.

DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with painted rendered elevations beneath a pitched and hipped roof.



ACCOMMODATION

Ground Floor: The ground floor provides an open plan trading area with a central bar servery and seating for 60 customers. There is an additional side restaurant and rear trading room with seating for a further 88 customers. Ancillary areas include customer WC's, trade kitchen, stores and cellar.

First Floor: The first floor provides two flats with external access. Flat 1 comprises a bedroom, kitchen, dining room and bathroom. Flat 2 comprises two bedrooms, kitchen, dining room and bathroom.

Externally: There is a large car park with parking for 70 vehicles and an enclosed trade garden with seating for 60 customers alongside a children's play area.

TENURE

The property is held freehold (Title Number CL161302).

TENANCY

The entire property is let to a private individual on a 20 year lease from 14th September 2018 at a current rent of £97,965 per annum which is subject to five yearly open market reviews and annual uncapped RPI increases (except in an open market review year). A rent deposit of £23,621 is held by the landlord.

PLANNING

The property is not listed or situated within a conservation area.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



EPC

B-41

TERMS

We are instructed to invite offers in excess of £1,250,000 (7.4% NIY) assuming the usual purchasers costs.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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