



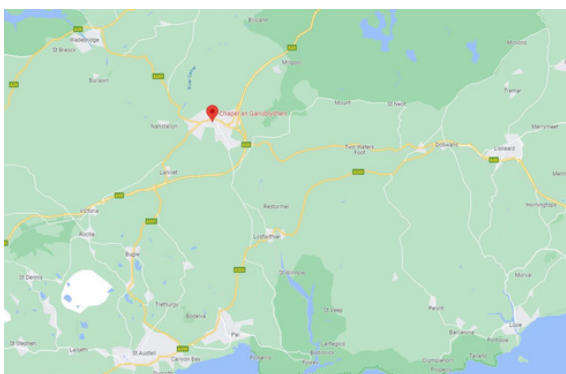
REF: 475

Chapel an Gansblydhen  
Fore Street, Bodmin, Cornwall PL31 2HR

Leasehold  
OFFERS INVITED



For the leasehold property, valuable inventory of fixtures and fittings and goodwill plus stock at valuation. A rent deposit of £15,000 will be required. Rent charged quarterly in advance.



## FEATURES

- Free of tie freehouse - current sales £7,500 per week and growing
- Has taken over £20,000 per week pre-Covid
- In centre of densely populated Cornish town
- Ground floor trading area seats 70 (400 sq ft)
- First floor trading area seats 50 (300 sq ft)
- High value fixtures and fittings throughout
- Fully fitted commercial kitchen
- Beer terrace to the front of business
- 20-year free of tie lease

## LOCATION

Bodmin is an attractive historic town in Cornwall which is located 25 miles east of Plymouth and 54 miles south west of Exeter.

The Chapel an Gansblyden is located within the heart of the town centre of Bodmin on Fore Street. There are a number of national and local retailers represented nearby including WHSmith, Boots, Costa and Clarks.

The Chapel an Gansblyden is a former Wesleyan chapel that was originally built in 1840. The building was extensively restored and opened as a public house in 2008.



## THE BUSINESS PREMISES

The property is of stone construction under a mix of different roofs and provides accommodation on ground and first floor levels.

### Ground Floor

Trading accommodation with bar servery to one side.

There is quality seating for 70.

A variety of seating areas are provided at this level along with customer WC's, a manager's office and a beer cellar.



### Upper Floor

Additional trading area with central bar servery.

A variety of seating for 50 over split levels, further customer WC's.

### Staff Room

With staff WC.





### Commercial Kitchen

Fully fitted commercial kitchen.



### OUTSIDE

To the front of the property is a beer terrace laid out to provide approximately 38 covers.

### TENURE

Leasehold.

The property is subject to a 20 year lease which commenced February 2023.

Annual rent is £50,000 payable quarterly in advance.

There are three yearly rent reviews.

The rent deposit payable to the landlord is in the sum of £15,000.

### THE BUSINESS

Trades free of tie.

Opening hours are from 12 noon until 10pm.

The business trades as a Freehouse with a simple pub grub style food menu.

Previously, this was run by a national chain with reported sales of well over £20,000 per week.

The business was closed for a while before our clients took over in February 2023. Trade is growing and is currently reporting weekly sales of around £7,500. It is fully expected that sales will continue to increase.

For more information please ask the agents.

### Premises Licence

The property benefits from a premises licence permitting the sale of alcohol until midnight daily.

### Trading Information

Historic trading information may be available to interested parties upon written request.

### Rateable Value

Current rateable value (1 April 2023 to present) £21,750.

### EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0498-2875-8530-6800-5113>

### VIEWING AND FURTHER INFORMATION

Please Call:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (out of hours)

Please Email: [bruce@sprosen.com](mailto:bruce@sprosen.com)