



REF: 622

The New Inn

Park Bottom, Illogan, Redruth,
Cornwall TR15 3UF

£5,000



£5,000 is the rent deposit payable to the landlord. In addition, funds will be required for stock, working capital and advance rent. Fixtures and fittings value to be confirmed but can be purchased over a period of time.



FEATURES

- Traditional community public house in Cornish village
- Benefits from regular patronage of local rugby and football clubs
- Original features throughout
- Trading area with sports bar to accommodate 106
- Well-equipped commercial kitchen with opportunity to develop food offering
- Three-bedroom private accommodation with lounge/diner
- Outside seating for 50 plus car park

LOCATION

Illogan is a village in west Cornwall, 2 miles (3 km) northwest of Redruth.

Redruth is a town in Cornwall and lies approximately at the junction of the A393 and A3047 roads, on the route of the old London to Land's End trunk road (now the A30). It is 9 miles (14 km) west of Truro, 12 miles (19 km) east of St Ives, 18 miles (29 km) north-east of Penzance and 11 miles (18 km) north west of Falmouth.

Our subject property is situate on the roadside in the heart of village.

THE BUSINESS PREMISES

Entrance

Is into a small glazed porch at the front of the building with quarry tile floor.

Leads to:

First Open-Plan Trading Area

This is part carpet, part vinyl flooring with non-slip bar walkway with seating for 12. Benefits from two beautiful large stone fireplaces with working wood-burner.

Second Open-Plan Area

Is a booth area with seating for 9 and loose seating for a further 12.

Third Open-Plan Area

Is a sports bar area, which comprises of a carpeted area with fixed bench seating for 20 and loose seating for a further 15. There is vertical drinking space throughout the bar area for about 30.

The main sports bar area has wooden floorboards with pool table, AWP and dartboard with seating for a further 20. This area is decorated with sports memorabilia including rugby shirts and trophies.

The pub is traditionally decorated throughout; half wood panelled with exposed stone and painted render above and beamed ceilings.

Bar Servery

Has a painted wooden boarded front with a polished copper top and is 'horseshoe' in shape.

Behind the bar servery is non-slip Altro flooring with double bottle cooler and single upright bottle fridge.

From the sports bar area is a non-slip Altro floored corridor leading to:

Ladies WC

With two low level flush WC's and single wash hand basin.

Gents WC

With trough urinal, one low level flush WC, wash hand basin, non-slip Altro flooring and UPVC panelled walls.



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Also leading from this corridor is:

Commercial Kitchen

Has commercial extract, equipment consists of a dishwasher, two deep fat fryers, 6-burner stove, low level fridge with steel counter top, two upright freezers, one commercial microwave, a number of stainless steel preparation surfaces with sinks. The walls are UPVC clad with non-slip flooring.

The pub benefits from the patronage of the local football club who use the main bar facility and the local ruby club, which has a separate building at the rear of the pub, the top of which is dedicated to the rugby club house and which can accommodate between 30 and 40 people.



Downstairs from here is:

Large Storage Area

PRIVATE ACCOMMODATION

Is located on the first floor and consists of:

Bedroom 1

A good sized double room.

Bedroom 2

A good sized double room.

Bedroom 3

A double room.

Lounge / Diner

A large room with kitchenette.

Bathroom

With shower, low level flush WC and wash hand basin.

The domestic kitchen is situated downstairs behind the Bar Servery.



OUTSIDE

There is a covered seating area / smoking solution which can seat 20.

There is also a grassed area around the outside of the car park which can seat a further 30.

A small decking area leads from the car park into the back door of the rugby club.

Car Park

There is a gravelled area with space for 10 vehicles.

There is also on-street parking available.



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THE BUILDING

Is of typical Cornish construction, stone built with painted render under a slate roof.

The rugby club is a converted outhouse/barn of stone construction with painted render under a slate roof.

THE BUSINESS

Is currently open and trading.

We do not hold any accounting information nor can we warrant any trading figures but we are advised that the pub is currently trading at £250,000 per annum net.

TENURE

The New Inn is available on the basis of a 5-year (TAW initially) agreement with Red Oak Taverns.

Part Tied – free-of-tie for Wines, Spirits & Non-Postmix Minerals.

Annual rent is quoted at £18,000.

Rateable Value

Current rateable value (1 April 2023 to present) £11,250.

EPC – link

Main Pub, New Inn, Park Bottom, Redruth, Cornwall TR15 3UF

<https://find-energy-certificate.service.gov.uk/energy-certificate/7591-0623-4233-1093-4141>

Outer Building, New Inn, Park Bottom, Redruth, Cornwall TR15 3UF

<https://find-energy-certificate.service.gov.uk/energy-certificate/2058-2849-0734-6585-5643>

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



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