



REF: 623

White Horse Inn
14 Newport Square, Launceston,
Cornwall PL15 8EL

£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 18th century former Cornish coaching inn
- Close to all attractions of Devon & Cornwall including Dartmoor National Park
- Very well presented throughout with many original features
- Bar trading areas/games area for 115
- Two-floor restaurant/function room seats 250
- Well-equipped commercial kitchen
- Three-bedroom private accommodation plus separate flat
- Excellent outdoor trading space plus large car park

LOCATION

Launceston is a town in Cornwall. It is 1 mile (1.6 km) west of the middle stage of the River Tamar, which constitutes almost the entire border between Cornwall and Devon.

The A388 runs through the town close to the centre where the property is situated. The town remains figuratively the "gateway to Cornwall", due to having the A30, one of the two dual carriageways into the county, pass directly next to the town. The other dual carriageway, and alternative main point of entry, is the A38 at Saltash over the Tamar Bridge. There are smaller points of entry to Cornwall on minor roads.

The town is home to Launceston Steam Railway, a narrow-gauge heritage railway that runs as a tourist attraction during the summer months and is popular with visitors, as well as Launceston Castle. Dartmoor National Park is 27 minutes (14.1 miles) via A388.

There is a mainline railway station and plenty of local and national bus routes linking the town with the rest of the country.

Formerly a coaching inn our subject property has a prominent roadside position and is a short walk from the busy town centre.

THE BUSINESS PREMISES

There are four entrances to The White Horse Inn:

Main Entrance

Is directly from the High Street into the bar area:

First Trading Area / Bar Area

This consists of a flagstone floor with seating for 16 and vertical drinking for a further 10.

This area has high painted boarded walls with plaster above and black beamed ceiling. There is a large flat screen TV.

To the left of this area is:

Second Trading Area / Sports Area

A wooden floored space, half panelled with painted render above. There is a pool table, dartboard and is a dedicated sports/music area. Can accommodate 15 customers.

Leading from this area is:

Gents WC

With non-slip flooring, tiled walls, three urinals, low level flush WC and wash hand basin.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

Third Trading Area

Is a wooden floored area with seating for 20 and vertical drinking for a further 15. This area benefits from a feature wood-burner, with painted panelled walls to ceiling and black beamed ceiling, large flat screen TV and traditional décor.

Bar Servery

Is wooden varnished fronted with hardwood top and over bar for glass storage.

Behind the bar servery is non-slip flooring and a single bottle cooler.

The back bar is traditional mirrored shelved.

Entrance No. 2

Is from the car park and directly into a slate floored area which serves principally as the carvery and benefits from a high vaulted ceiling and feature wood effect wood-burner.

Directly from this area are:

Ladies WC

With UPVC cladded walls, tiled floor, two low level flush WCs and wash hand basin.

Gents WC

With UPVC cladded walls, tiled floor, two urinals, low level flush WC and wash hand basin.

Leading from this area down a flight of stairs:

Fourth Trading Area

Wooden flooring, seating for 10 and feature stone fireplace with wood-burner. Décor is half panelled, painted render above and wooden beams decorated with pictures of old Launceston.

Fifth Trading Area

Leads directly from the patio area into a porch with coir matting.

This area has slate flooring and seating for 14 and further vertical drinking for 15.

The décor is half wood panelled with painted render above.

The bar servery here has a painted wooden panelled front with hardwood top.

Behind the bar is non-slip flooring, two double bottle coolers and glass washer.

Function Rooms

Ground Floor "Steakhouse" Room

This room can cater for a maximum of 100 and comfortably seat 60. It also benefits from its own bar servery.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

First Floor “Castle View” Room

This room has stunning views overlooking the town and castle as well as an outdoor balcony. It also benefits from its own bar servery. This room can cater for 150.

Cellar

Is situated above ground.

Commercial Kitchen

Divided into two areas:

First Area

Is a prep/storage area with microwave, three upright freezers, stainless steel surfaces.

Second Area

Is the main kitchen and well equipped with rational, 6-burner oven, grill, deep fat fryers, refrigeration, microwaves and stainless steel prep services with large commercial dishwasher, two-drainer sink and large extraction canopy.



PRIVATE ACCOMMODATION

Bedroom 1

A well-proportioned double bedroom.

Bedroom 2

A well-proportioned double bedroom.

Bedroom 3

A double bedroom.

Lounge

Kitchen

Bathroom

Flat

There is also a self-contained one-bedroom flat.



OUTSIDE

Patio Area 1

Located outside the Function Room which is tarmacadam with raised slab flooring and seating for 16.

Patio Area 2

A covered area with flagstone flooring and bench seating for 25.

Car Park

This is accessed from the side of the pub has tarmacadam with spaces for 35 vehicles.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

THE BUILDING

Is a detached building of traditional Cornish stone construction in parts painted render under a slate roof.

The function room is also of stone construction, painted render under a slate roof.

THE BUSINESS

Is currently open and trading.

TENURE

The White Horse 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 & Minerals. Tied to BIB Minerals.

Annual rent is quoted at £35,000. Stepped Rent in month 1 to aid business start-up.

Rateable Value

Current rateable value (1 April 2023 to present) £32,000.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/1763-3300-8400-1260-0370>



VIEWING AND FURTHER INFORMATION

Please Call:

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

Jeff Dunn 07824 663371 (Out of Hours)

Please Email: jeff@sprosen.com