



REF: 609

The Radjel Inn
Boscaswell Terrace, Pendeen,
Penzance, Cornwall TR19 7DS

Freehold
£295,000



£295,000 for the freehold property, extensive inventory of fixtures and fittings and goodwill.

FEATURES

- Traditional roadside pub in beautiful Cornish village
- Trading areas for 50 plus
- Outside areas for over 30
- Games room
- Five-bedroom private accommodation
- Potential to convert three rooms to letting accommodation with en-suites
- Car park for 10
- Local pub trade is further enhanced by the nearby camping sites
- Potential to upgrade the kitchen to commercial standard

LOCATION

Pendeen is a village in Cornwall. It is 2.5 miles (7 minutes) north-northwest via B3306 of St Just, Penzance is 7.7 miles (16 minutes) via North Road/B3318 and A3071 and Mousehole is 9.1 miles (19 minutes) via A3071. The B3306 road connects St Ives to Land's End and the A30 road.

Pendeen lies within the Cornwall Area of Outstanding Natural Beauty and is close (1 km) to the South West Coast Path and in addition has a number of local footpaths for exploring the surroundings.

The village gets its name from the headland on which Pendeen Lighthouse stands, a mile from the village. Like many other Cornish villages near the coast, Pendeen had a reputation for smuggling activities. It has a community centre, shop, post office, primary school and a few small businesses.

Our subject property is situated in a prominent roadside position on the B3306 in the heart of the village surrounded by residential housing.

THE BUSINESS PREMISES

Entrance

Is at the front of the pub via a flagstone area. The entrance is a small tiled vestibule.

To the right leads to:

Bar Area

(9.15 m x 4.75 m)

Very traditional, half panelled varnished wood and exposed stone upper walls, granite feature fireplace and tiled floor.

The Bar Servery is wooden panelled varnished fronted with solid wooden top and varnished over bar. Seating for 18 and vertical drinking for a further 15. The ceiling is traditional wood beamed. Décor is local photographs of previous landlords and the local area.

To the left leads to:

Lounge Area

(6.6 m x 3.75 m)

Fully carpeted with exposed stone walls and half-timber varnished and exposed wood beamed ceiling. Seating is both fixed and loose for 34 with a further vertical drinking area for another 30.

The Bar Servery is wooden fronted with painted insert and solid wooden top.

Behind both Bar Servery's is tiled flooring with glass washer.



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The lounge area also benefits from a large granite feature fireplace with large flatscreen TV above. Décor is photographs of local shipwrecks.

This leads to:

Sports Room

(4.8 m x 4.6 m)

Carpeted with exposed stone walls, beamed and timber ceiling, featuring pool table and dart board.

Leading from a passageway behind the Bar Servery's are:

Ladies WC

With two low level flush WCs.

Gents WC

With three urinals and one low level flush WC.

Commercial Kitchen

Serves as both domestic and commercial and requires some work but features a 5-ring gas burner, double deep fat fryer and stainless steel work surfaces with double sink drainer and two upright fridge/freezers. The gas is bottled gas.

PRIVATE ACCOMMODATION

Is accessed immediately from the main entrance vestibule and is found at the top of a set of carpeted stairs where there is:

Bedroom 1

A well-proportioned double room.

Bedroom 2

A well-proportioned double room.

Bedroom 3

A well-proportioned double room.

Bedroom 4

A single box room.

Bedroom 5

A double room.

Bedroom 6

A double room.

Bathroom 1

With a beige suite.

Bathroom 2

With a white suite and shower over and low level flush WC.

Lounge / Diner

With feature stone wall.



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OUTSIDE

Patio Area

There is a patio to the side of the building with seating for 20 and seating at the front of the building for a further 12.

Car Park

With spaces for 10 vehicles.

THE PROPERTY

Is a large detached building of stone construction under a slate roof.

THE BUSINESS

Is currently closed.

TENURE

Freehold.

VAT

Will be charged at 90% of the sale price. It may be possible to reclaim this amount from VAT returns.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/5202-7521-5155-4369-3244>



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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