



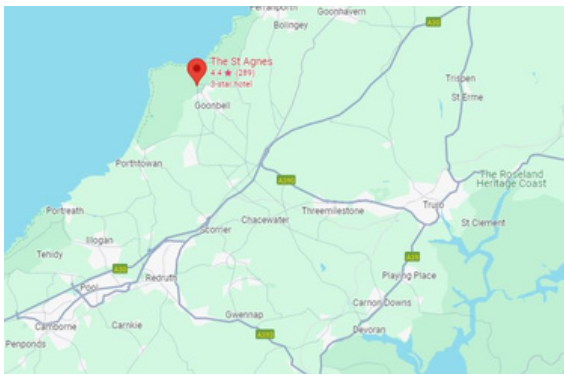
REF:641

St Agnes Hotel
11 Churchtown, St Agnes, Cornwall
TR5 0QP

£12,000

FEATURES

- Prominent public house in beautiful Cornish coastal town
- Trading areas for 150
Six quality en-suite double letting bedrooms
- Three bedroom private accommodation
- Fully equipped commercial kitchen
- Extensive external trading areas front and rear
- Garden bar
- Very popular with locals and tourists
- Many original features



£12,000 is the amount required in order to take over this business.

In addition, funds will be required for working capital, stock and glassware.

LOCATION

St Agnes is a charming village on the north coast of Cornwall. The village is about 5 miles (8 km) north of Redruth and 10 miles (16 km) southwest of Newquay.

St Agnes, a popular coastal tourist spot, lies on a main road between Redruth and Perranporth. It was a prehistoric and modern centre for the mining of copper, tin and arsenic until the 1920s. Local industry has also included farming, fishing and quarrying, and more recently tourism. The coastline and area was the inspiration for Winston Graham's Poldark novels as the author lived only a few miles from St Agnes. Within an Area of Outstanding Natural Beauty and a World Heritage Site, St Agnes is great for walking, cycling, water sports; and perfectly located to explore the whole of Cornwall.

Our subject property is situated in the central part of St Agnes and benefits from a great footfall.

THE BUSINESS PREMISES

Entrance / Hotel Reception

Trading Area

Is open-plan and has two main areas.

Main Bar / Dining Area

Although eating can be provided throughout. The internal décor is bright and airy and retains its distinct characteristics.

Ladies WC

Gents WC

Commercial Kitchen

Fully equipped with a Prep Room and plenty of additional storage rooms.

LETTING ACCOMMODATION

Is situated over two floors, all facing the front of the building and overlooking the church and main street of St Agnes, and consists of:

Six Letting Bedrooms

All double rooms with en-suites.

One of the rooms can be configured as a twin and another offers family accommodation.

PRIVATE ACCOMMODATION

This consists of:

Three Bedrooms

Spacious Lounge / Dining Room

Kitchen

Bathroom

Shower Room



OUTSIDE

To the front there is benched seating, which is a very popular with the locals.

To the rear is a decked seating area with its own Bar Servery and a pizza offering in summer months.

Car Park

With spaces for circa 8 vehicles.

THE PROPERTY

Is a rendered stone building 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.

TENURE

The business is available on the basis of a brand new tenancy agreement with St Austell Brewery. The 5-year tenancy is protected by the Landlord & Tenant Act (therefore fully renewable).

There will be a wet tie to St Austell Brewery for wet sales products.

Rent to be confirmed.

Rateable Value

Current rateable value (1 April 2023 to present) £39,250.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/6606-6868-0348-3550-5196>

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