



REF: 468

King's Arms

Fore Street, Lostwithiel, Cornwall PL22 0BL

Leasehold
£3,000



£3,000 is the rent deposit payable to the landlord.

In addition, there will be a need for working capital and other funds.

FEATURES

- Cornish town centre inn
- With four en-suite letting bedrooms
- Well presented character bar seats 60
- Opportunity to create self-contained restaurant for 25 plus commercial kitchen
- Partly covered quality courtyard seating area for 20
- Great value for money
- Annual rent only £15,000
- Free of tie for wines, spirits and minerals

LOCATION

The King's Arms is situated at the top of Fore Street in the ancient 12th century Cornish stannary town of Lostwithiel, said to be one of the most vibrant and lively communities in Cornwall.

The town is ideally located, it is surrounded by breath-taking countryside and close to a number of unspoilt beaches on Cornwall's south-east coast.

Antique shops and regular fairs have made Lostwithiel the antiques capital of Cornwall while the wide range of independent shops provide everything from grocery and convenience goods to deli foods and gifts.

Lostwithiel's calendar is full of highlights such as Lost Fest, Carnival Week and Dickensian Night as well as regular markets, vintage fairs and auctions.



THE BUSINESS PREMISES

Is decorated with half panelled walls and double doors.

Front Bar (right hand side)

(6 m x 4.4 m)

Decorated throughout with patterned carpeted flooring, a mix of fixed bench seating and bar tables and chairs for approximately 24.



Bar Servery

The bar servery has a panelled frontage and wide range of back bar equipment including an ice machine and refrigerator.



Front Bar (left hand side)

(3 m x 5.4 m)

Here there is another bar servery decorated with striped wooden flooring and half panelled walls and seats around 14 people however there is plenty of space for vertical drinking.



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Rear Bar

(6.2 m x 3.5 m)

This area has stripped wooden flooring, half panelled walls and feature fireplace with seats for 20 people.

There is also a wall mounted flat screen TV and dart board.

Ladies WC

Commercial Kitchen

(3.5 m x 6.4 m)

The kitchen is designed in an 'L' shape with a range of commercial equipment including stainless steel refrigerator, stainless steel worktop and workstations, a flat top commercial oven and hob and a table top deep fat fryer.

The kitchen is suitable for limited food offering.



Gents WC

Restaurant

(7.2 m x 4.2 m)

This area is currently used as a pool room but could easily be a separate trading space. The restaurant has been well furnished with half panelled walls and half exposed stone walls. There is a separate bar which has a slate top finish.

Separate WC for the Restaurant Area

First Store Room

Second Store Room

Containing a variety of goods such as fridges, freezers, washing machine and tumble dryer.

Bottle Store

First Floor

LETTING ACCOMMODATION

Family Room

Consists of a double bed, two single beds and an en-suite shower room.



Second Floor

Letting Room Two

Nicely presented double room with en-suite shower room.

Letting Room Three

Nicely presented double room with en-suite shower room.

Letting Room Four

Nicely presented double room with en-suite shower room.

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PRIVATE ACCOMMODATION

- Double bedroom
- Double bedroom / Lounge
- Open brick fireplace
- Separate WC
- Private bathroom with separate shower



Office / Laundry Room

Function Room
(8.5 m x 6.3 m)

This room is a large area and has great potential.

The landlords may convert this space to a quality studio apartment for new operators.



OUTSIDE TRADING SPACE

Partly covered and laid to seat around 20 people although there is space for more.

The outside trading space has direct access to the street.



THE BUSINESS

Is currently open and trading.

This is a great opportunity to develop a substantial mixed trade business in a busy location.

We do not hold any profit and loss accounts.

TENURE

The property is available on the basis of a brand new agreement with Red Oak Taverns.

There will be a tie to Red Oak Taverns for beers, lagers and ciders but the site is free of tie for wines, spirits and minerals.

Annual rent is £15,000.

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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