



REF: 652

The Wig & Pen
1 Frances Street, Truro, Cornwall
TR1 3DP

£8,250



£8,250 is the rent deposit payable to the landlords who are St Austell Brewery. There will be a need for additional capital for the purchase of stock, advance rent and working capital. Applicants will be expected to purchase the fixtures and fittings but this can be agreed over a period of time.



FEATURES

- Refurbished high turnover Cornish city pub
- With recent weekly turnover circa £15,000 in prime trading location
- High quality trading space seats 50 on ground floor
- Separate bar on lower ground floor for 40
- Refurbished WCs
- High quality commercial kitchens
- One/two-bedroom private quarters
- Outside seating for 40
- In the centre of Truro's commercial and retail area

LOCATION

The Wig & Pen is situated in the centre of Cornwall's cathedral city of Truro.

As the name suggests, it is in the shadow of the large County Court surrounded as it is by multiple retail shops and hospitality businesses.

This is an absolutely prime trading location.

THE BUSINESS PREMISES

Entrance Vestibule

With slate floor.

A newly decorated space leads to:

Main Bar

(10 m x 12.5 m)

Seats around 50 with plenty of additional vertical drinking space.

This is a quality recently refurbished area with hardwood floor, exposed stone walls, two open fireplaces and high value inventory of fixtures or fittings.

There is a tiled fronted and hardwood topped bar served with a full range of equipment behind.

Gents WC

Recently refurbished.

Ladies WC

Recently refurbished.

Baby Change Area

Cellar Bar

Has its own separate entrance vestibule (5.6 m x 5.5 m) with part exposed stone walls and hardwood floor.

This is an ideal area for functions, meetings or overflow. The dumbwaiter also accesses this area.

The capacity is for around 40.

Cellar



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 given 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 Commercial Kitchen

(5.1 m x 5.2 m)

A large kitchen space with a good level of catering equipment, commercial extract including numerous under counter refrigerated units, rational, oven, deep fat fryers etc.

Large Corridor for Additional Food Prep

With stainless steel workstations and refrigerated units.

Additional Wash-Up Area

With dishwasher and deep bowl sink unit with overhead rinsing arm.

Staff Room

Store Room

Staff Kitchen

(3.2 m x 2.9 m)

With a range of modern fitted wall and floor units, integrated hob and oven.

Staff Lounge

(5.6 m x 4.3 m)

A lovely large double aspect room.

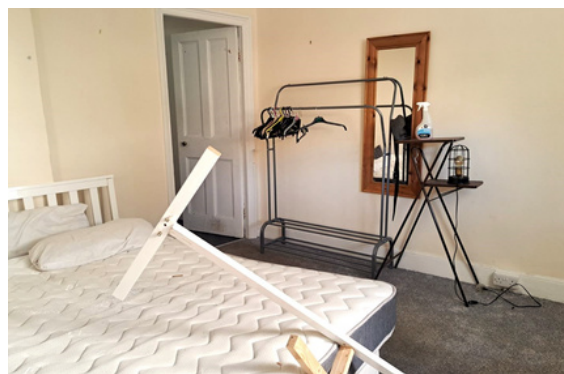
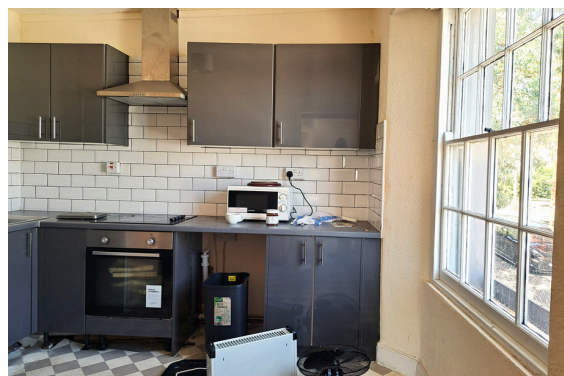
Staff Bedroom

(3.6 m x 3.6 m)

A large double bedroom.

Staff Bathroom

With low level flush WC, pedestal wash hand basin, panel bath with shower over.



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.

OUTSIDE

To the side there is a quality seating area for 16.

To the front there is an equally attractive area for 20.

THE PROPERTY

Is a classic Georgian building set at the end of a terrace of similar buildings.

The property has been refurbished recently and occupies a superb trading position.

THE BUSINESS

Is currently closed but until very recently had been open and trading successfully with, we are informed, a weekly turnover of around £15,000. We are unable to provide any accounts or warrant any trading information.

We are advised that the split in trade was around 60% wet and 40% food sales.

This is a great opportunity for any experienced operator to run this fantastic business.

TENURE

The property is available on the basis of a brand new agreement with St Austell Brewery.

The annual rent is quoted at circa £33,000.

There will be a wet sales tie to St Austell Brewery as part of this agreement.

Rateable Value

Current rateable value (1 April 2023 to present) £32,750.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/4486-9203-7217-4228-2991>



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

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.