



Laskowski  
&Co

Commercial

# FREEHOLD PUB WITH 2 X BUILDING PLOTS

## Hawkins Arms, Zelah

An opportunity to acquire an historic free house with extended modern restaurant and guest accommodation in the centre of the village of Zelah, Cornwall. The Hawkins Arms occupies a good-sized freehold plot, with an array of parking, beer garden and a detached 3-bedroom lodge. There is planning permission in place for up to 2 new dwellings.

- An historic free house
- 6-bedroom guest/owner's accommodation
- Traditional pub with modern extension
- Planning permission granted (PA22/11130) for an additional 2 x dwellings
- Planning application in process (PA22/11220) for internal reconfiguration
- Potential residential house or development site (subject to planning)
- Freehold
- EPC Rating D



# Information

## THE LOCATION

The Hawkins Arms is located in the centre of Zelah, a small village approximately 5 miles north of Truro and 7 miles south of Newquay.

Located very conveniently just off the A30, The Hawkins Arms is situated on the old highway linking London to Land's End, occupying a strategic position just off the A30 and in close reach of key locations such as Truro and Newquay, as well as wider Cornwall.

## THE PROPERTY



The Hawkins Arms comprises a stone built detached property, arranged over ground floor, first floor and a converted loft, encompassed under a multi-pitched tiled roof.

On the ground floor of the property is a traditional free house, bar, recently extended restaurant space, WC's and commercial kitchen. On the first floor there are 6 bedrooms (5-ensuites + 1 with separate bathroom) and a kitchen. The loft hosts two large rooms.

Externally there is a pleasant beer garden, private owner's garden, external seating area, and a 3-bedroom insulated lodge with kitchen, lounge and terrace. An array of off-road parking is available.

The Hawkins Arms occupies a circa 0.35 acre freehold plot.

## THE BUSINESS

Our clients are currently operating the guest accommodation only.

Historical trading information can be provided upon request.

## PENDING PLANNING APPLICATIONS & DEVELOPMENT POTENTIAL

The following two applications were submitted in December 2022. Planning has been granted for PA22/11130. A decision is currently pending for PA22/11220.

1. PA22/11220 | "Provision of additional letting rooms for use as C1 (guest house) or C4 (Houses in multiple occupation) (sui generis), reduction in floorspace of existing pub and creation of a ground floor flat."  
Proposed plans can be provided upon request.
2. PA22/11130 | "Permission in Principle for proposed removal of existing lodge and demolition of garage and erection of a minimum of one and maximum of two dwellings."

## INVENTORY & STOCK

The Hawkins Arms will be sold with the benefit of the fixtures and fittings, subject to negotiation.

## THE TRANSFER OF UNDERTAKINGS (PROTECTION OF EMPLOYMENT) REGULATIONS 2006

No staff will transfer with the sale

## PREMISES LICENSE

The business benefits from a premises license.

## SERVICES

We understand the property is serviced by mains water, electricity, drainage and gas.

## BUSINESS RATES

The business' current Rateable Value is £12,500 but from 1 April 2023 the business' Rateable Value will reduce to £8,000 meaning there will be no rates payable - a significant benefit.

## EPC

Energy Rating D (76).

## VIEWINGS & ENQUIRIES

All enquiries and viewing requests are to be made directly through Laskowski & Co - the vendors' sole agents, on 01326 318813 and/or james@laskowskiandcompany.co.uk.

