



To Let

Guide of £20,000 - £25,000 pa
£5,000 leasehold purchase

Railway Inn, Agar Road, Illogan Highway, Redruth,
Cornwall, TR15 3EF

0.2 Acres
(0.08 Hectares)

Summary

- Prominent Roadside Inn
- Extensive open plan trading areas
- Enclosed customer beer garden
- Customer car park
- 4 Bed accommodation
- New lease with free of tie element
- Owned by award winning Cornish Brewery

Location:

Redruth and Camborne with the surrounding towns of Pool, Carn Brea and Illogan is the largest conurbation in Cornwall with a population of approximately 55,400. Redruth and Camborne have a last reported resident population of around 37,000.

The Railway Inn lies equidistant between the two towns with excellent visibility for those travelling in the area and easy links via the nearby A30 to West Cornwall and East to Devon and beyond, as with the mainline railway station at Redruth. For the right operator who knows how to attract local custom and attract passing trade it is a great opportunity.

Description:

An attractive stone-faced roadside Inn on the corner of Druids Road and Agar Road, being the main road between Redruth and Camborne. A detached public house that will appeal to publicans who enjoy running community locals, there is a large open plan main bar with break out areas to include a games room or dining area depending on the operators business plan. Outside there is a good size and enclosed beer garden and useful customer car park. On the first floor and accessed both internally and externally there is a four-bedroom flat with lounge and kitchen. There are some external decorative works being undertaken by the landlord and the successful applicants will want to decorate to their own style internally.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Front entrance porch leads to open plan public bar with central bar servery. Overall, the area offers 121.5 sqm (1300 sqf) of trading space and can be arranged as best to suits with space for pool tables and other pub sports and drinking and dining areas. Two bay windows to front, part wood panelling, feature fire surround, lobby with access to first floor accommodation, accessible WC and customer beer garden. Opening to games room/dining area (7.3m 4.4m) with space for 24 covers. Side access door and access to kitchen. Rear customer lobby with access to car park and ladies and gents WCs. Kitchen (4.8m x 2.9m) with side delivery door and walk in dry store. Beer cellar (5m x 4m).

Access to the living accommodation is via a ground floor lobby with external and internal access. Landing leading to lounge (4.2m x 3.1m), bedroom (4.2m x 3.6m), bedroom (3.7m x 3.5m), bedroom (3.6m x 2.7m), bedroom (2.8m x 2.4m

plus twin recess), kitchen (4.4m x 3.2m) leading to bathroom.

Outside:

Enclosed customer beer garden with covered patio area and space for 8 benches. Customer car park with space for 10 vehicles.

Services:

We understand that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D(84)

Planning:

Sui generis

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £7,000. This qualifies for small business rate relief pending the applicants circumstances. Council Tax band B

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Rental and Pricing:

On behalf of Keltex Brewery we are looking for experienced operators for this excellent community local. Keltex brews award winning products and this will be made available to the tenants at competitive wholesale pricing subject to a minimum spend of £18,000 per annum covering all available products but tied only to 50% of the real ale available of site and one lager.

Rental			
Year 1	Year 2	Year 3	Year 4
£20,000	£21,000	£23,000	£25,000

A levy of £1,000 per calendar month is payable in lieu of the move to free of tie of the majority of products.

Terms will be agreed by negotiation. The lease will be protected by Part II of the Landlord and Tenant Act 1954. The rent will subject to annual increases in line with the retail price index. The lease is assignable after the end of the first two years and will be let on fully repairing and insuring terms. The first three months' rent, and other contractual charges will be payable in advance and the deposit payable will be 25% of the final agreed rent. In addition you will need to provide funds for professional advice, investment and working capital - the amount will be dependent on your business plan.

Applicants are invited to submit rental offers for a new lease. An application form must be completed in all cases (available on request). A business plan and proof of funding must be provided prior to interview.

Terms:

New FR&I lease with part tie and levy.

Legal fees:

Tenant responsible for own and landlords reasonable legal fees.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

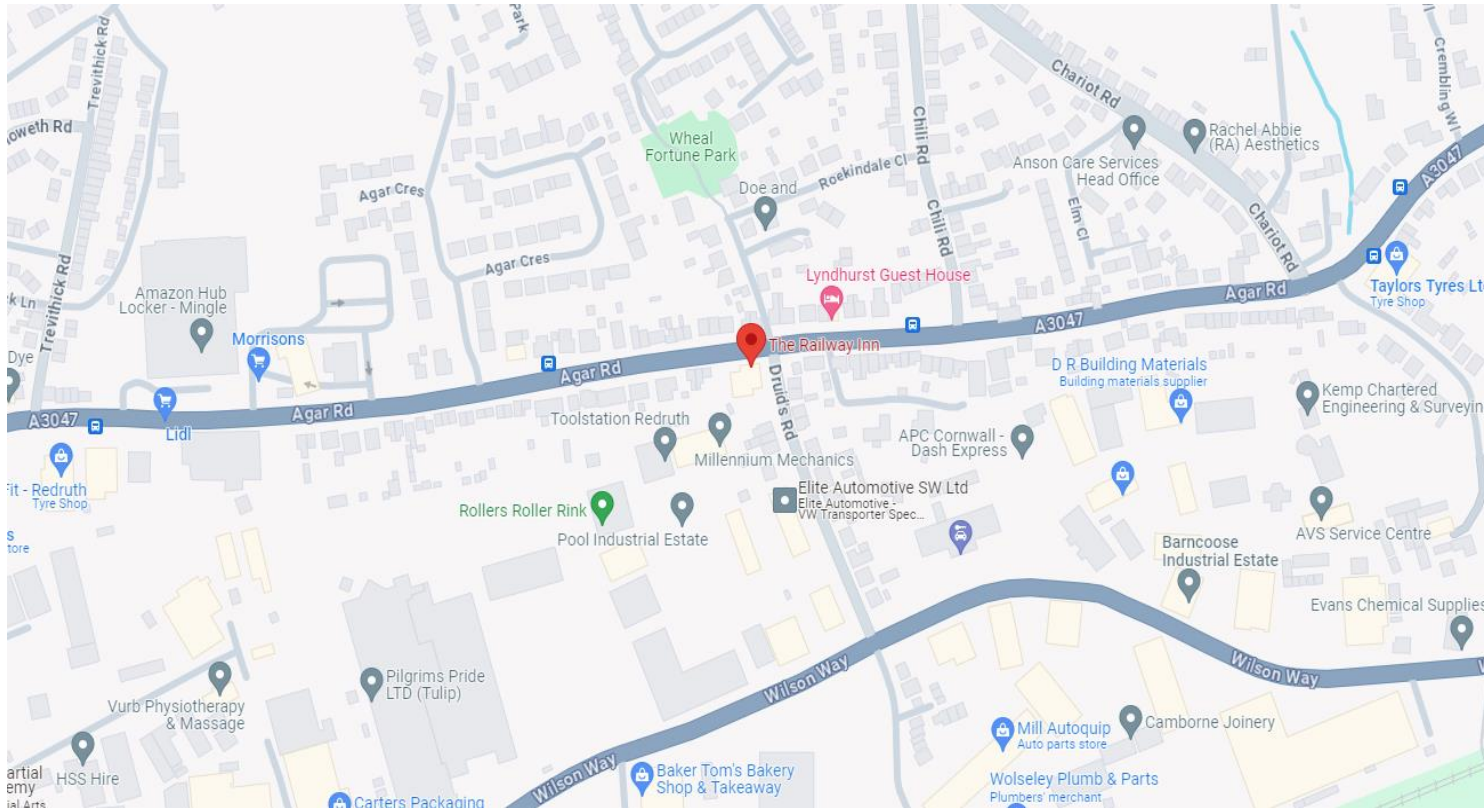
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



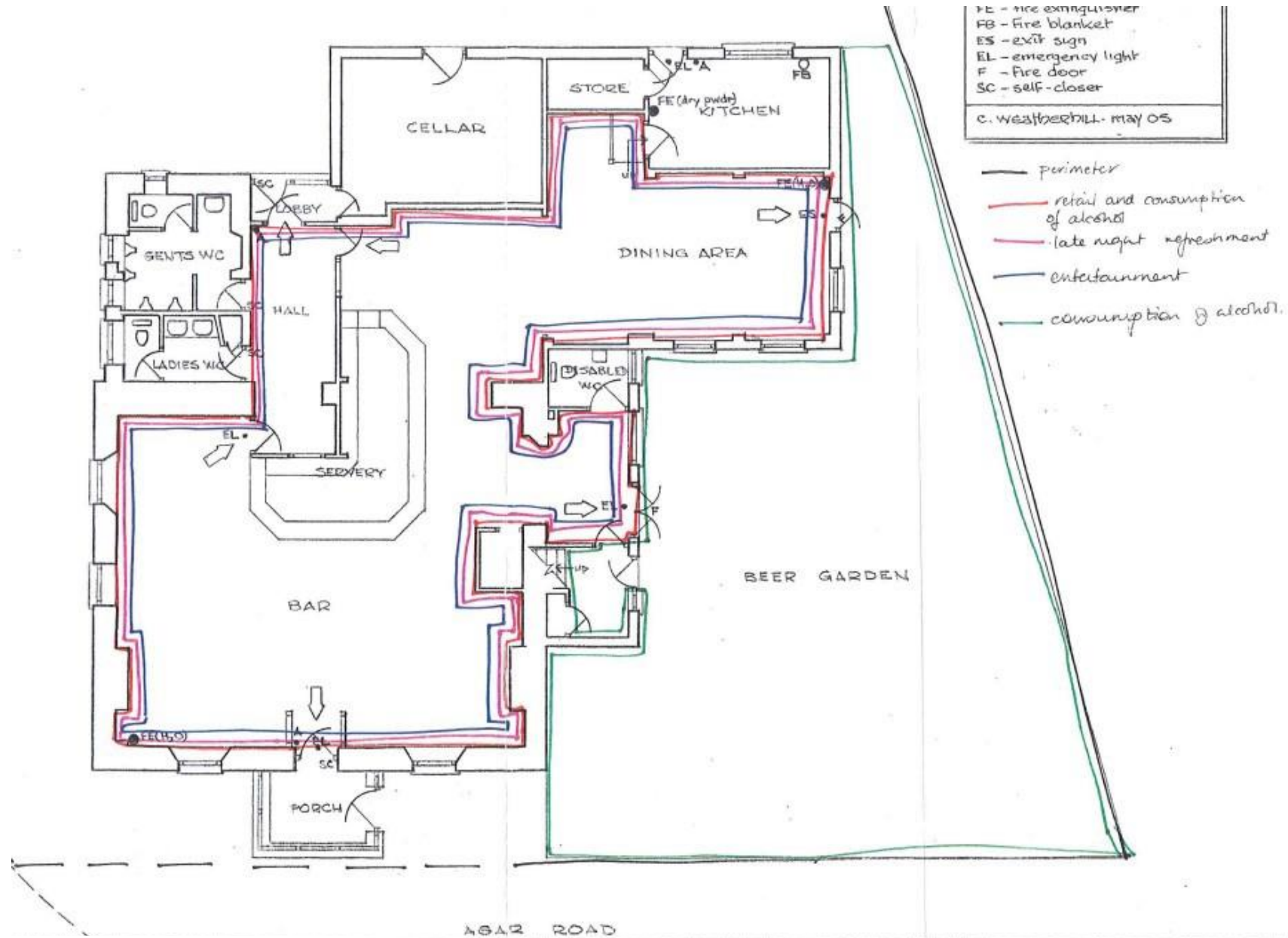
CONTACT THE AGENT

Mike Easton

Tel: **07527 388045**

Email: measton@vickeryholman.com

Truro Office
Walsingham House, Newham Quay,
Truro TR1 2DP



Ground Floor Plan