

Shipwrights Arms, Helford

For Sale – Freehold

Ref: **CD-10199**



One of Cornwall's most Iconic Waterside Inns

- 18th Century thatched freehouse
- Significant recent investment
- Many period features with a modern twist
- Charming internal areas with covers for 92+
- Tiered external terraced areas with seating for 110+
- 3 Bedroom owner's accommodation
- Car park, private slipway and jetty for 6+ boats
- Owned water frontage and pontoon
- Net t/o c. £700,000 with high ANP
- Plans approved for 5 letting bedrooms / larger car park
- OUTSTANDING OPPORTUNITY

£1,395,000
FREEHOLD

Shipwright Arms
Helford
Helston
Cornwall
TR12 6JX



Tel: 01626 330022
Email: enquiries@charlesdarrow.co.uk
Web: www.charlesdarrow.co.uk

Offices in North & South Devon
Address: 12 St Paul's Road, Newton Abbot, TQ12 2HP

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Situation

The Shipwrights Arms is situated in Helford on the edge of the Helford River, which is one of the most unspoilt rivers in Cornwall, with its deep sheltered valleys, ancient oak forests and hidden creaks. Helford village itself, is filled with tiny riverside cottages, all of which are grouped around the tidal creek, the majority of which are looking over the water. There are still many small quays on the river-creek and a pedestrian ferry links the north and south banks of the river, crossing over to Helford Passage. There is also a shop and a sailing club, with the area swelling in size during the summer months with usual holiday influx and yachting fraternity – is there a finer place to be? Helford is 10 miles from Helston, 17 miles from Falmouth and 21 miles from Cornwall's county town of Truro.

The Shipwrights Arms is a traditional 18th Century public house which has received much recent investment and is now a functional, outstanding waterfront inn. Grade II listed to protect a plethora of period features, the pub stands in a dominant position overlooking the Helford river and briefly comprises entrance vestibule / 'The Mermaids Terrace' (16+), lounge bar and restaurant (40+), 'The Fisherman's' 18+ & 'The Yachtsman's' with covers for (16) in addition to the commercial kitchen on the ground floor, with the three-bedroom owner's accommodation.

Externally there is seating on a tiered terraced area for circa 110+ with stunning views over the Helford river, with the privately-owned slipway running adjacent to the pub and car park which leads to the river and the jetty.

The Property

The Shipwrights Arms has received much investment over recent times and now represents an outstanding freehouse in one of the finest positions in Cornwall. The property has many original features, from exposed wooden beams, low ceilings, flagstone slate floors, exposed stone walls all set in a charming riverside setting and comes to the market lovingly restored with a robust turnover and excellent profits – which continue to improve.

Internal Details

Ground floor

Two entranceways, the main leading to:-

'The Mermaid Terrace' a glazed covered room with concertina doors leading to the terrace, with views over the estuary, flagstone slate floor throughout with wooden tables and chairs for (16+).

Main bar / lounge bar, with entranceway to the side, much character throughout, with wooden tables, cushioned window seats, cushioned stools and benches for (40+) surrounding a central wooden bar servery which is well equipped in addition to a back of bar optic display.

'The Fisherman's', with estuary views, wood strip floor throughout and wooden tables and chairs for (18+)

'The Yachtsman's' with estuary views wood strip floor, wooden tables, chairs and comfortable seating for (16).

Disabled WC

Commercial kitchen, good in size and well equipped to include, non-slip floor, floor to ceiling splash backs, combination oven, grill, griddle, 6 hob and range under, dual deep fat fryer, stainless steel work surfaces, stainless steel sink and drainer, microwaves, a range of fridges and freezers, extraction system and of course, views of the estuary.

Ancillary areas include a good size storage room with white goods and cellar (temperature controlled) with cellar drop leading from the slipway for ease of delivery.

From the main trading area: -

Owners accommodation / managers flat

First floor

With private side entranceway, comprising

Living room / office

Three bedrooms

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Living room

Shower & WC

Office/kitchenette – with access to the second floor (in the eaves), which is utilised for storage but fully boarded and insulated.

External Details

All with views over the estuary and beyond.

Stepping out from the 'Mermaids Terrace' is the 'Lookout', a terraced area with flagstone floor with bar seating and stools for 8+.

Access provided to modern Ladies & Gentlemen's WC's.

Middle Terrace, 3 picnic benches and additional seating for 26+

Lower Terrace, with access to the shipway via a side entrance, with picnic benches and seating for 74+.

All terraced areas have access to an external bar / kitchen facility utilised in the summer months for BBQ's and functions, which runs parallel to the slipway / terraced areas, as well as a pizza / water station – which is immensely popular.

Leading from the private slipway and position in front of the property is the jetty, which is licensed to the pub for the use of patrons but is available year round. There is also a car park for circa 8 vehicles, with plans approved for 5 letting bedrooms and a larger car park

The Business

After several years of successful ownership and growing the business, our client is now looking to retire having reinvigorated the business and invested heavily. Largely run under management, a more hands on approach could further increase profits with the usual addback to wages.

With improving turnover and healthy profits and plans approved for five letting bedrooms and a larger car park – therefore adding further diversification of trade, potential purchasers can be confident of adding to the turnover and profits in the future. Thriving on the summer trade, the business also attracts

customer's year round, owing largely to being known as a destination venue with a comprehensive entertainment budget.

The business has a website <http://www.shipwrightshelford.co.uk/>

Trading Hours

Trading all day, everyday – year round

Trading Information

We are informed, trading accounts for the year ending 2019 show a net turnover of £700,000, with excellent abridged profits.

Full accounting information will be available to bona fide applicants once a viewing has taken place.

Staff

Currently run by a family, with an average spend per week of £3,800 (28.5% of net turnover) which we believe can be reduced.

Stock

In trade and glassware will be required to be purchased at valuation on the day of completion.

Tenure Details

Freehold with vacant possession on completion.

Licences

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act 2003 that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence.

Rateable value & business rates

Current valuation as registered on the 2017 rating list is £31,500, with rates payable at circa £15,000 per annum, with local authority Cornwall County Council.

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Services

We are advised that all main services are connected, with addition of propane gas on site.

Fire risk assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.

Money Laundering Regulations

Under the new Money Laundering regulations <http://www.legislation.gov.uk/ukxi/2017/692/contents/made> we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regards.

Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent:

Jon Clyne

Tel: 01626 330022

Email: jon.clyne@charlesdarrow.co.uk

Agents note

Accounts, plans and further information are available following a successful viewing.

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