

DUKE OF LEEDS

Hayle Road, Leedstown, Hayle,
Cornwall, TR27 6DB



LEASEHOLD: £27,500

REF: 4550/L



Detached Grade II Listed village freehouse which is well presented and offers 2 or 3 en-suite letting bedrooms and owner's accommodation. FREE OF TIE LEASE

The Duke of Leeds is situated in a prominent position at a crossroads in the centre of the popular West Cornwall village of Leedstown with a frontage onto the B3302 Hayle to Helston road and the B3280 Camborne to the South Coast. This pleasant village is set amongst open countryside and is approximately 4 miles from the town of Hayle, 5 miles from Camborne and 6 miles from the town of Helston. With both the north and south coasts nearby, this is also a popular destination for tourists visiting the area.

The Duke of Leeds is a Grade II Listed detached property of solid stone wall construction under a predominantly pitched slate roof. The Inn has been the subject of recent refurbishment and is well presented throughout briefly comprising; main bar (30 plus standing room), restaurant area (30), pool/games room, commercial catering kitchen, 3 well appointed en-suite letting bedrooms and owners accommodation with sitting room, double bedroom, bathroom and utility room. Externally, the property benefits from a gravelled trade area and patio with seating for 30+, smoking shelter, and customer car parking for approximately 10 vehicles.



ACCOMMODATION

GROUND FLOOR – Entrance door to front into **Entrance Lobby** with door into **Main Bar** an attractive bar area, with tiled flooring, part-wood panelled walls, exposed stonework, feature fireplace with inset wood burning stove, darts oche area, wall mounted television, range of free standing tables, chairs, bar stools and fixed bench seating for 30 customers plus standing room. **Bar Servery** fitted with a range of back bar fittings, optics and display shelving with Altro flooring, triple glass fronted bottle fridge, single glass fronted bottle fridge, glass washer, cash register and stainless steel sink unit. Open plan from bar through into:- **Pool/Games Room** with carpeted flooring, part-wood panelled walls, feature fireplace and pool table. **Ladies & Gents WCs**. **Commercial Kitchen** with Altro flooring, fully lined walls and fitted with a comprehensive range of commercial catering equipment to include:- 6-burner gas range, deep fat fryer, commercial dishwasher, 2 commercial microwaves, upright fridge, 2 upright freezers, chest freezer, stainless steel sink unit, extraction system with stainless steel canopy, range of stainless steel worktop surfaces. **Restaurant** with carpeted flooring, part-wood panelled walls, **Bar Servery**, range of free standing tables and chairs for 30 customers. Door to rear trade garden. **Cellar** ground floor temperature controlled.

LETTING ACCOMMODATION

2/3 well appointed letting bedrooms on the first floor, depending on owners requirements and briefly arranged as follows:- **Bedroom 1** a twin room with aspect to the rear and an **En-Suite Shower Room**. **Bedroom 2** a large double room with aspect to the front and an **En-Suite Shower Room**. **Bedroom 3** double room with aspect to the front and an **En-Suite Shower Room**. The spacious and flexible letting accommodation could be configured to suit individual personal requirements to provide additional owner's bedrooms if required. The current owner's let two of the bedrooms.

OWNER'S ACCOMMODATION – Situated on the first floor is a large owner's **Sitting Room** with aspect to front, **Double Bedroom** with aspect to the side, **Bathroom** and **Separate Utility Room**.

EXTERNALLY

To the front of the property is a **Trade Seating Area** with a range of bench seating for 16. To the side of the property is a gravelled **Trade Terrace Area** with patio, a range of bench seating for 20+, **Smoking Shelter** and **Customer Car Parking** with off-road parking for approximately 10 vehicles.

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.

THE BUSINESS

Trading Style – The Duke of Leeds is a traditional country village inn and destination public house which enjoys a popular local following and boasts a strong year round regular trade from not only the village but also the surrounding towns and villages, as well as an uplift from tourists during the summer months, with a number of campsites in the vicinity. It is seen as the focal point of the village community and is home to a pool team, 3 football teams and occasional live music. The pub also shows BT Sports. The letting rooms offer plenty of potential with a demand for letting bedrooms in the area. We are advised that the current trade split is 90% wet sales.

BUSINESS (contd)

There is potential to extend the opening hours in order to fully exploit the local demand, particularly in the summer months, as well as the potential income from the letting rooms and also to promote food sales. The business is run by our client with no staff employed. We believe that The Duke of Leeds is an excellent opportunity to purchase a well presented traditional village freehouse in a sought after part of the South West, which still offers potential for incoming operators to develop many aspects of the trade still further. The business has a 4 star food hygiene rating.

Trading Hours

The current opening hours are 4:00pm to 10.30pm Monday to Wednesday and midday to close Thursday to Sunday.

Trading Information

We are advised that current sales are in excess of £100,000 per annum. 90% wet sales. Full detailed accounting information can be made available to interested parties following a formal viewing appointment.

SERVICES (advised by client)

Mains water and electricity are connected to the subject property with drainage being to a septic tank. Bottled gas is used for cooking.

EPC – Not applicable - Grade 2 Listed.

PRICE & TENURE

£27,500 for the valuable FREE OF TIE leasehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. Vacant possession upon completion.

The business is held on the remainder of a 20 year FREE OF TIE lease with an annual rent of £18,000 pa.

RATING

For up to date business rates information regarding this property, we refer you to The Valuation Office website www.voa.gov.uk

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and anyintending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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