



**THE COLLINS ARMS, 18 HIGHER FORE STREET, REDRUTH,
CORNWALL, TR15 2AP**

EPC:C73

**OFFERS IN THE REGION
OF £259,950**

Miller Commercial



The business property specialists



SUMMARY

HISTORIC EDGE OF TOWN CENTRE FREEHOUSE
REFURBISHED PUBLIC BAR & GAMES ROOM
SIX LETTING BEDROOMS
ONE BEDROOM OWNERS' ACCOMMODATION
REAR COURTYARD & SMOKING AREA
ENERGY PERFORMANCE ASSET RATING C73

LOCATION

Collins Arms is situated in Higher Fore Street, just off the main high street and is widely regarded as a peripheral town centre freehouse. Redruth is an historic town, built up around the boom time which surrounded the extraction of tin and copper in the surrounding mines and most latterly has been subject to a pedestrianisation and upgrading scheme on the principal Fore Street.

Redruth is the town and civil parish of the district of Kerrier and is close to the main A30 trunk road linking east and west Cornwall. The current recorded population (2001 census) was 12,352; however, has seen significant residential development on the periphery and indeed multiple house schemes within the town centre since.

PROPERTY / BUSINESS

The Collins Arms is reputed to be the oldest public house in Redruth and as its signage displays, the public house is thought to date back to the mid-17th century and was most probably formerly two cottages, or indeed given the wide arched doorway may have been a coaching house.

Today, the Collins Arms enjoys very strong local trade, is c. 85% wet sales and the remaining 15% bed and breakfast sales. This community pub has 9 darts teams, 2 pool teams and 1 euchre team. During our clients 17 year tenure they have undertaken a significant programme of investment and restructuring of the business, most

recently the creation of a new bar and separate seating area and the inclusion of 6 guest letting bedrooms.

The business principally trades as an evening venue Monday Saturday from 5.00 pm to 12 midnight and on Sunday 4.00 pm to midnight. The business is presented in very good order and an internal inspection is highly recommended.

We are advised the turnover for the period 1st April 2017 to end Jan 2018 showed net sales of c. £105,000, producing a profit of c. £25,000 to £30,000 pa. Further accounting information will be made available subsequent to a viewing appointment in the normal manner.

SCHEDULE OF ACCOMMODATION

(all areas and dimensions are approximate)

ENTRANCE HALLWAY INTO :-

Public Bar: 5.85m x 5.62m. Two windows to the front elevation, solid oak bar with 10 pump heads, reupholstered seating and chairs, new carpet and flooring. Behind Bar and with external (side alley).

Cellar: 2.33m x 2.11m, door to rear courtyard and side access for deliveries.

Entrance Porch into:-

Games/Seating Area: 7.4m x 5.87m, two windows to front elevation, spacious and delightful room with defined area for darts, pool table and seating, new carpet and commercial flooring.

THROUGH TO :-

Kitchen: 3.45m. X 2.35m. Well-equipped kitchen with 7-ring commercial gas cooker with double oven below, extraction over. Matching base and wall units, built-in stainless steel draining unit. Tiled walls. Door and window

to rear elevation.

Male & Female WCs: door to rear elevation

FIRST FLOOR OWNERS ACCOMMODATION

Large landing with seating area, two windows to rear elevation:

Landing: Two windows to rear elevation, space for seating.

Lounge/Study Area: Two windows to rear elevation.

Double bedroom : Two windows to front elevation, en-suite shower and built-in wardrobe/storage cupboard.

SCHEDULE OF LETTING ACCOMMODATION

All equipped with tea and coffee facilities and colour televisions.

Bedroom 1: Double room, window to front, vanity unit.

Bedroom 2: Twin room, window to front, vanity unit.

Bedroom 3: Single window to rear, vanity unit.

Shower room: Well appointed shower room, low level WC, pedestal wash hand basin, window to rear elevation.

OUTSIDE / LETTING ROOMS

Letting Rooms :

Accessed via courtyard.

Lounge

Bedroom 4 : Double bedroom, large picture window to courtyard.

Bedroom 5 : Triple bedroom, window to front elevation.

Bedroom 6 : Family bedroom, window to courtyard elevation.

Laundry Room: 5.81m x 2.42m with sink and range of base units.

Store Room: 2.77m x 2.39m

Preparation/Wash Up: 2.73m x 2.34m

Smoking Area and Courtyard Garden.

LOCAL AUTHORITY:

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

BUSINESS RATES:

We refer you to the valuation office website
www.voa.gov.uk or call 0300-1234-171

SERVICES:

Prospective owners should make their own enquiries of the appropriate statutory undertakers:
Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999

VALUE ADDED TAX:

All the above prices/rentals are quoted exclusive of VAT, where applicable.

PREMISES LICENCE:

We understand the business currently holds a premises licence in respect of sale of liquor on and off the premises.

INVENTORY:

Detailed Inventory of all fixtures and fittings and equipment to be included within the sale will be provided by Miller Commercial prior to exchange of contracts.

STOCK:

To be taken at valuation

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is Band C73.

FINANCE:

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

CONTACT INFORMATION:

For further information or an appointment to view please contact either:-

Graham Timmins on 01872 247019 or via email
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VIEWING: Strictly by prior appointment through Miller Commercial.



