

# THE WHEEL INN, TRESILLIAN, NR TRURO, TR2 4BA



- PICTURESQUE GRADE II LISTED PUBLIC HOUSE
- FREE OF TIE LEASE
- 1/2 BEDROOMED OWNERS APARTMENT
- GENUINE RETIREMENT SALE
- RIVER FRONTAGE TO REAR
- EPC - EXEMPT

**£45,000 LEASEHOLD**

## Miller Commercial

The business property specialists





## DESCRIPTION

The Wheel Inn is situated within the village of Tresillian on the A390 which is one of the principal vehicular routes into the nearby City of Truro (2 miles). The delightful premises, which are Grade II Listed, offer a wealth of character features with the premises having the added benefit of a substantial car park and extensive frontage to the Tresillian River.

## THE BUSINESS

The business is operated by our clients with the assistance of several part-time staff with the current opening hours being 11.30am-3.30pm & 6.30pm-11.00pm seven days a week. Since acquiring the business several years ago our clients have established The Wheel Inn as one of the areas most popular destination Pubs offering a variety of home cooked traditional dishes and a selection of guest ales.

We are advised that turnover for the year ending 5th April 2018 was in the region of £226,000 with the sales split being approx 60/40 in favour of food. Full accounting information will be made available subject to a viewing appointment in the usual manner.

## SCHEDULE OF ACCOMMODATION

(all areas and dimensions are approximate)

### BAR AREA 1

Furnished with a variety of fixed and free standing tables and chairs for approximately 12 to 14 covers, Bar stools, exposed beams, fire place housing an electric fire with a brass canopy, stairs to owners flat.

### BAR/SERVERY

Double bottle fridge, electric cash register, window to rear elevation and shelving, steps down to:-

### WASH UP AREA

Glass washer, fridge, stainless steel sink and drainer, wall mounted water heater, door to:-

### CELLAR

Fitted shelving, ice machine and delivery hatch.

### BAR AREA 2/SNUG

Furnished with an array of fixed and free standing

fixed seating and bar stools, several copper topped circular tables, Bar Servery with an electric cash register and fitted shelving.

## DINING ROOM

Accessed from the Bar Area with tables and chairs for approximately 20 covers and a window to the front elevation.

## COMMERCIAL KITCHEN

Comprising in brief, gas 6 ring oven, double and single Lincat freestanding fryers, 1 table top fryer, griddle, heated plate cabinet, stainless steel sink and drainer, 2 microwaves, assorted fridges and freezers, Lincat counter top grill, electric cash register.

## STORAGE/PREPARATION AREA

Staircase to the owners flat, hand wash basin, stainless steel sink and drainer, base cupboard, range of shelving, Cino coffee machine.

## PANTRY/FRIDGE ROOM

Having an array of clear fronted fridges and shelving.

## REAR CORRIDOR

Shelving and a door to the Car Park and Beer Garden.

## FIRST FLOOR

### OWNERS FLAT

Which comprises a lounge, double bedroom with dressing room, office/Bedroom 2 and bathroom.

## OUTSIDE

To the front of the pub is an area for picnic tables and chairs beside which is the driveway leading onto the substantial car park and a seating area on the riverbank with additional picnic tables and chairs. Immediately to the rear of the building is a covered smoking area with picnic tables adjacent to which are a number of storage sheds/garages.

The ladies and Gents WC's are also accessed from the aforementioned driveway.

## TENURE - LEASEHOLD

The premises are available by way of an assignment of the existing 9 year full repairing and insuring lease which commenced on the 28th September 2015 with



a current passing rental of £21,000 per annum, a copy of the lease is available from the Selling Agents upon request.

## GENERAL INFORMATION

### LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

## ENERGY PERFORMANCE CERTIFICATE

Exempt.

## INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

## PREMISES LICENCE

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

## BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>.

## 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

## STOCK

To be taken at valuation.

## SUPERFAST BROADBAND

For more information on whether the premises are capable of benefitting from the new high speed fibre-based broadband connection visit <http://www.superfastcornwall.org/>.

## VALUE ADDED TAX

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

## CONTACT INFORMATION

For further information or an appointment to view please contact Paul Collins on 01872 247029 or via email [pc@miller-commercial.co.uk](mailto:pc@miller-commercial.co.uk)



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**VIEWING:** Strictly by prior appointment through Miller Commercial.



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