

THE SPORTSMANS ARMS, HEAMOR, PENZANCE, TR18 3EH



- WELL APPOINTED PUBLIC BAR & RESTAURANT AREAS
- OWNERS ONE BEDROOMED APARTMENT
- FREE OF TIE LEASE
- UNOPPOSED VILLAGE LOCATION
- EPC: C74

GUIDE PRICE £45,000
LEASEHOLD

Miller Commercial

The business property specialists



SITUATION

The village of Heamoor is situated approximately 1 mile from the town of Penzance and the Sportsmans Arms is the only Public House within the village and there are a number of housing developments in the pipeline for the area.

The nearby town of Penzance boasts a population of approx 22,000 with schooling for all ages, hospital, a range of national and niche retailers and is the departure point for the Scillonian Ferry, the maritime link to the Isles of Scilly. Penzance is also the main line terminus on the Penzance to London Paddington rail line.

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Our clients currently trade 7 days a week with an advised turnover of £219,326 for the year ending 30th November 2016 on an 80/20 split in favour of wet sales. Food is available 12 to 2pm and 6pm to 9pm, 6 days a week and the business is operated by our clients with the assistance of part-time staff.

The Sportsmans Arms is very much a community pub and currently hosts two pool teams, one ladies darts team and regular quiz nights and food theme nights.

Further accounting information will be made available subject to a viewing appointment in the usual manner.

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

BAR

11.14m x 7.28m. With a range of fitted and free standing tables and chairs, open fireplace, wall

mounted television, pool table, dart board, door to external ladies and gents W/C's.

BAR/SERVERY

Triple bottle fridge, Epos till system, stainless steel sink and drainer.

RESTAURANT

7.66m x 4m. Tables and chairs for approximately 20 covers, feature fireplace, period sideboard. Door to smoking area, door to ladies and gents external W/C's.

BAR/SERVERY

Ducal coffee machine, hand wash basin and double bottle fridge.

KITCHEN

5.71m x 3.61m. With an access door to the rear yard which houses a storage shed with chest freezer and upright fridge. the kitchen is comprehensively equipped to include in brief a gas 6 ring oven, twin fryer, 2 commercial microwaves, dishwasher, hand wash basin, twin sink and drainer, counter fridge, stainless steel extractor vent, pizza oven and a range of fridges and freezers. To the rear of the kitchen is a small pantry cupboard with shelving for dry goods, space and plumbing for washing machine and tumble dryer.

CELLAR

Glass washer and ice machine, access door to courtyard.

FIRST FLOOR

OWNERS ACCOMMODATION

Comprising an L shaped lounge, storage cupboard on landing, office, shower room and a large double bedroom we are advised that this bedroom was historically two rooms and could (subject to building regulations) be sub-divided to provide one double and one single bedroom.

OUTSIDE

As previously mentioned to the front elevation the Sportsmans Arms has an enclosed terrace which is accessible via the restaurant with tables and chairs for alfresco dining/smoking area. To the rear of the



building is a courtyard providing access to the ladies and gents W/C's and the property's cellar.

TENURE - LEASEHOLD

We are advised that the premises are held by way of a 15 year Red Oak Taverns lease which commenced on the 6th April 2009.

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council

General Enquiries 0300-1234-100

Planning 0300-1234-151

www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band C74.

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 are advised that the premises benefits from a full licence for the sale and consumption of alcohol 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.

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 either:-

Paul Collins on 01872 247029 or via email pc@miller-commercial.co.uk



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VIEWING: Strictly by prior appointment through Miller Commercial.



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