

THE NAVY INN, QUEEN STREET, PENZANCE, TR18 4DE



- HISTORIC FREEHOUSE CLOSE TO SEAFRONT
- CHARACTER BAR AREA WITH CIRCA 30 COVERS
- WELL EQUIPPED COMMERCIAL KITCHEN/PREPARATION AREA
- 3 BEDROOMED OWNERS ACCOMMODATION/REAR COURTYARD
- CONSISTENT LEVELS OF TURNOVER AND PROFIT
- ENERGY PERFORMANCE ASSET RATING: C73

£275,000 FREEHOLD

Miller Commercial

The business property specialists



LOCATION

The Navy Inn is situated at the lower end of Queen Street, just off the promenade in Penzance, which affords views towards Newlyn, St Michael's Mount and across to The Lizard Peninsula. Penzance is the largest town within West Cornwall with a resident population of approximately 20,000 and is a popular destination for tourists year round owing to its proximity to a number of well known landmarks including St Michael's Mount and Lands End. The town is also the termination point for the South West rail link to London Paddington and the departure point for the Scillonian Ferry which services the Isles of Scilly.

THE PROPERTY

The property comprised a traditional bar with many character features, pool area, well equipped commercial kitchen, preparation area, rear courtyard and self contained three bedroomed accommodation.

THE BUSINESS

We understand the property dates back to the late 19th Century and it is thought to have originally been 3 cottages, which have a number of character features indicative of this era, most notably wooden floors, exposed ceiling beams, some exposed walls and multi-pane windows.

Today the property trades as the Navy Inn, which is well known within the vicinity and enjoys a loyal local following. The pub has been in our clients tenure for the past 12 months and is now being offered for sale due to relocation.

We understand that sales for the 10 month period to the end of March 2019 were £152,446, (net of VAT).

BAR/RESTAURANT AREA

10.6m x 4.43m, plus 3.70m x 2.45m, an attractive and historic bar/restaurant area with wooden floor, exposed ceiling beams, feature fireplace and further hearth with multi fuel burner. Large multi pane window to the front elevation and built in wooden bar/servery with 2 real ale and 6 further taps. All in all, making this a very pleasant drinking and dining area. Set up for circa 30 covers. Door to Ladies and Gents WC's and:-

POOL ROOM

4.33m x 3.938m Window to front elevation and door to first floor accommodation.

STORE

2.86m x 2.74m, through to:-

CELLAR

4.32m X 2.78m, door to side yard with access onto Queen Street for deliveries.

COMMERCIAL KITCHEN

5.48m x 3.18m Blue Seal Gas Griddle, Blue Seal 8 burner gas range and 6 burner gas range with extraction vent over, Blue Seal wall mounted grill, Buffalo double fryer, stainless steel triple refrigerated unit, Polar Refrigeration double refrigerated unit, stainless steel double hot cupboard with heat lamps over, wipe clean walls, commercial non slip floor. Access to:

PREPARATION AREA

6.20m x 1.87m True Refrigeration upright fridge, Foster upright fridge, Kenwood upright freezer, Class EQ Dishwasher, doundle stainless steel sink drainer, wipe clean walls, commercial non slip floor.

OWNERS ACCOMMODATION

(all areas and dimensions are approximate)

Accessed independently from Queen Street or from the pool area.

FIRST FLOOR

BATHROOM

2.99m x 2.25m, window to the rear elevation. With separate bath and shower. Heated towel rail. Pedestal wash hand basin and low level wc.

LOUNGE

4.59m x 2.80m, window to front elevation. Radiator.

BEDROOM 1/OFFICE

2.95m x 2.18m, window to inner hallway. Radiator.

BEDROOM 2

4.23m x 3.20m, window to front elevation. Radiator.

BEDROOM 3

4.24m x 3.61m, window to the side elevation. Radiator.

KITCHEN

3.25m x 3.29m, window to side elevation. Complementary base and wall units and stainless steel drainer unit.

OUTSIDE

Courtyard area to the rear.

TENURE



Freehold

GUIDE PRICE

£325,000 (Plus stock at valuation on completion).

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 Band C73.

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 LICENSE

We are advised the Navy Inn currently holds a relevant Premises Licence in respect of the sale of intoxicating liquor on and off the premises.

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

STOCK

To be taken at valuation

VALUE ADDED TAX

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

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:-

Beverley Northey on 01872 247031 or via email bn@miller-commercial.co.uk



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