

THE RAILWAY INN, ILLOGAN HIGHWAY, REDRUTH, TR15 3EF



- WELL PRESENTED PUBLIC HOUSE
- BUSY ROADSIDE LOCATION
- 4 BEDROOMED ACCOMMODATION
- AVAILABLE WITH A NEW 6 YEAR LEASE ON A PARTIAL TIE
- CAR PARK & BEER GARDEN
- EPC: D84

GUIDE PRICE £19,950
LEASEHOLD

Miller Commercial

The business property specialists



DESCRIPTION

The Railway Inn is a fine example of a thriving community Public House situated on a busy road between the towns of Redruth and Camborne which have a combined population of approximately 45,000 residents with the Pub also being ideally located to service the nearby Industrial estate. The property has been improved in recent years and now boasts a well presented bar, dining room, enclosed Beer garden, car park and a feature of note is the spacious 4 bedrooomed accommodation.

We are advised that turnover for the most recent financial year is in the region of £200,000 on an approximate 60/40 split in favour of wet sales.

THE ACCOMMODATION COMPRISES

All areas and dimensions are approximate)

Entrance porch to:-

MAIN BAR AREA

With a mixture of tables and chairs, bar stools, 2 feature fireplaces, tiled and carpeted flooring, pool table, windows to front and side elevation, Disabled WC and door to Beer Garden.

BAR/SERVERY

Comprising in brief a large bottle fridge, stainless steel sink, glass washer, ice machine, double bottle fridge, till and fitted shelving.

RESTAURANT

Tables and chairs for approximately 20 covers, 2 mobile carvery units, illuminated dessert fridge, counter with shelving behind.

FREEZER ROOM

With a small fridge and freezer.

PANTRY

Fitted shelving and further fridges and freezers.

KITCHEN

Comprising a dishwasher, stainless steel sink and drainer, table top fryer, small pizza oven, Lincat 6 ring oven, double table top fryer, heated plate cabinet, double Panini press, microwave. Door to car park.

REAR LOBBY

Giving access to the Ladies and Gents Toilets, Cellar and the Car Park.

FIRST FLOOR**OWNERS FLAT**

Comprising, Kitchen, Bathroom, 4 bedrooms and a Lounge.

OUTSIDE

The property has a sizable car park to the rear elevation and an enclosed beer garden to the side with a covered smoking/seating area.

TENURE

We are offering the property on behalf Keltek Brewery by way of a new 6 year fully repairing and insuring lease which is subject to a partial tie on all draught and bottled beers, wine, ciders and lagers. The commencing rental will be £20,000 plus VAT which is payable monthly in advance with all other terms to be agreed. For further information regarding the tie and lease please contact the selling agent.

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 D84.

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.

VALUE ADDED TAX

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



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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VIEWING: Strictly by prior appointment through Miller Commercial.



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