

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



- PICTURESQUE GRADE II LISTED PUBLIC HOUSE
- NEW, FREE OF TIE LEASE
- 1/2 BEDROOMED OWNERS APARTMENT
- RIVER FRONTING BEER GARDEN
- LARGE CAR PARK
- EPC - D86

**GUIDE PRICE £10,000**  
**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). These delightful premises, offer a wealth of character features with the added benefit of a substantial car park and an extensive, River fronting Beer garden.

**THE OPPORTUNITY**

The previous tenants ceased trading in the spring of 2020 as a result of the 1st Covid lockdown but, prior to this had enjoyed a consistent turnover in excess of £200,000. The premises are being offered with a comprehensive inventory of fixtures and fittings and a rudimentary selection of catering equipment, whilst the original offering was very much of traditional fayre it is felt that the premises would be well suited to a wide variety of Food and Beverage offerings.

**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 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 seating, bar stools, several copper topped circular tables, Bar Servery with 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**

The kitchen is fitted with a selection of base and wall cupboards with the sale of the business including a rudimentary selection of catering equipment. It is felt that a new operator would remodel and re-equip the kitchen to their own requirements as the current layout is somewhat dated.

**STORAGE/PREPARATION AREA**

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

**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**

Comprising a lounge, bathroom, double bedroom, office, bedroom 2/dressing room.

**OUTSIDE**

To the front of the pub is an area for picnic tables beside which is a driveway leading to 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 area with picnic tables adjacent to which are a number of storage sheds. The ladies and Gents WC's are also accessed from the aforementioned driveway.

**TENURE - LEASEHOLD**

The premises are available by way of a new full repairing and insuring lease at a commencing rental of £20,000 per annum with all other terms to be agreed, subject to an ingoing premium of £10,000 for the Fixtures & Fittings.

**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**

EPC Rating D87

**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 Landlords currently hold a premises licence for the property 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**

**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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## The Wheel Inn, Tresillian, Truro, TR2 4BA

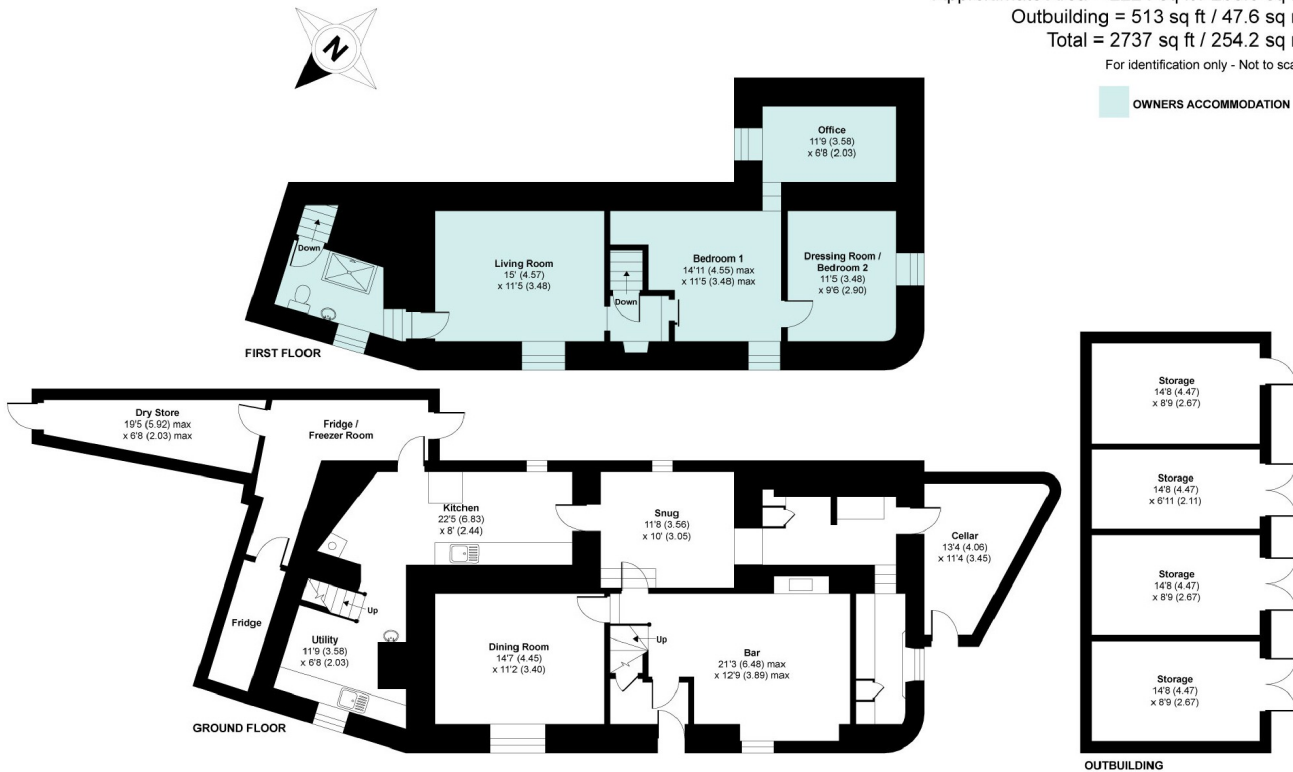
Approximate Area = 2224 sq ft / 206.6 sq m

Outbuilding = 513 sq ft / 47.6 sq m

Total = 2737 sq ft / 254.2 sq m

For identification only - Not to scale

OWNERS ACCOMMODATION



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2020. Produced for Miller Commercial LLP. REF: 663998



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