

RED RIVER INN, PROSPER HILL, HAYLE, TR27 5BW



- SUPERBLY APPOINTED LEASEHOLD VILLAGE FREEHOUSE
- EXCELLENT LEVELS OF TURNOVER AND PROFITABILITY
- BEAUTIFULLY APPOINTED OWNERS ACCOMMODATION (3 BEDROOMS)
- ENERGY ASSET RATING (D)

GUIDE PRICE £115,000
LEASEHOLD

Miller Commercial

The business property specialists



LOCATION

The Red River Inn is situated within the village of Gwithian located on the North Cornish coast just a few miles from the thriving cosmopolitan harbour side town of St Ives. The beach at Gwithian is widely regarded as one of the best surfing beaches within the County and attracts an excellent number of tourists, families and coastal path walkers in addition to a strong year round following from local surfers and dog walkers etc.

Within the area are a number of holiday parks and camp sites which further boost the turnover of the pub.

THE PREMISES

The premises are presented to an excellent standard throughout with a pleasant public bar, 2 dining areas, trade gardens, covered smoking area, customer car park.

On the first floor is a truly delightful 3 bedroomed apartment which completes this most appealing property.

THE BUSINESS

Since acquiring the Red River Inn our client has promoted a range of activities and events via social media etc which include curry and quiz nights, regular theme nights, live music and the renowned Easter Real Ale Festival.

For opening times, menus and further images please visit our clients' website www.red-river-inn.com or via their Facebook page.

ACCOUNTING INFORMATION

Accounts for the year ending 31st May 2017 show a turnover of £370,531.55. Further accounting information will be made available to prospective purchasers subject to a viewing appointment in the usual manner.

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

COVERED ENTRANCE PORCH

Leading to public bar.

7.89m. X 4.8m. fitted wooden bar/servery, tables and seating for approximately 18 covers, feature wood burner, windows to front elevation, radiator.

RESTAURANT

5.09m. X 3.70m. Wood burner, windows to front elevation, radiator, tables and chairs for approximately 28 covers.

LOUNGE AREA

4.8m. X 3.13m. A dual aspect room with windows to the front and side elevation, radiator, tables and chairs for approximately 18 covers.

COMMERCIAL KITCHEN

4.90m. X 3.81m. Comprehensively equipped but including in brief stainless steel worktops, fridge, freezer, 2 commercial microwaves, Lincat combination oven, gas 6-ring range, double fryer, griddle, salamander, grill, service point, dishwasher, double sink and wash-

up area.

LADIES WC

Disabled WC: Close coupled WC, wash hand basin, wall mounted baby changer.

Close coupled WC, radiator, wash hand basin.

GENTS WC

3 urinals, wash hand basin, window to rear elevation, close coupled WC.

OUTSIDE

Covered courtyard/smoking area, with bench seating. To the side of the pub can be found a car park for approximately 10 cars and directly opposite is an enclosed beer garden where our clients have historically erected a marquee for events such as birthdays and weddings etc.

STORE/GAMES ROOM

4.1m. X 4.7m. Currently used for occasional storage but this room has historically been used as a pool room and is connected to the pub by the courtyard/smoking area.

DRY STORE

BOTTLE STORE

CELLAR

With shelving, walk-in cold room.

OWNERS ACCOMMODATION

Entrance lobby with radiator door to office

DINING HALLWAY

5.72m x 2.67m

KITCHEN

2.77m x 2.75m, comprehensively fitted with a range of wood effect base and wall cupboards, integral oven/grill, gas hob, extractor vent, stainless steel sink and drainer, radiator, window to front elevation.

MASTER BEDROOM

4.08m x 3.26m, a dual aspect room with windows to the front and side elevation and a range of fitted wardrobes and radiator.

BEDROOM 2

2.4m x 2.4m, window to front elevation.

BEDROOM 3

3.61m x 2.74m, radiator and window to rear elevation.

SITTING ROOM

4.16m x 3.52m, window to front elevation and radiator.

SHOWER ROOM

Comprising a mix of shower and cubicle, pedestal, hand wash basin, storage cupboards, window to rear elevation.



WC

Comprising low level WC, window to rear elevation.

TENURE

Leasehold available by way of assignment of existing 15 year FRI Lease subject to 3 yearly rent reviews at a current passing rental of £33,900 per annum.

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 (D).

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 premises has the benefit of a Premises Licence which permits the sale of alcohol for consumption both 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

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.

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 either:-

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



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VIEWING: Strictly by prior appointment through Miller Commercial.



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