

Miller Commercial



Chartered Surveyors and Business Property Specialists



Ring O Bells, St Issey, Wadebridge PL27 7QA

- CHARMING 17TH CENTURY INN
- SECURE LEASE WITH PARTIAL TIE
- BAR AREAS AND 60 COVER DINING
- LETTING ROOMS (3, FORMERLY 4)
- SIZEABLE OWNERS ACCOMMODATION
- EPC: E112
- GENEROUS GROUNDS AND CAR PARK
- CONSISTENT SALES AND PROFITS

£59,950 Leasehold



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LOCATION

The Ring o Bells is situated in the charming village of St Issey which is ideally located for Padstow, Wadebridge and the Newquay, making this a sought after part of the County to live and work. The village has a Primary School and Parish Church and has seen some residential development in recent years.

THE PROPERTY / BUSINESS

The Ring o Bells is a charming 17th Century community Public House with much character and charm. The business trades all year with offering a Lunch and Evening menu (Lunches reduced in January) and has a 60% wet and 40% dry (inc accommodation) split. The business has been in our clients tenure for 11 years and is now being sold due to impending retirement plans. Our clients have reduced their working hours in the business in recent years. The main staff are 2 chefs and part-time waitresses etc. The property benefits from 3 / 4 letting rooms and 2 bed owners accommodation.

The trading Profit and Loss Account for the year end January 2017 showed net sales of £251,028, with a Gross Profit level of 56.0%. Further Accounts will be made available upon request. For further information regarding our clients business please see their website www.ringobellsinn.co.uk

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

BAR / DINING / GAMES AREA

10.68m x 7.85m, a charming room with door and two windows to the front elevation. With much charm and character, two fireplaces, one with inset multi-burner being very much the focal point, comfortable seating around the wooden return bar servery (with 11 taps). Tables and chairs for up to 24 diners. Pool table area.

RESTAURANT

9.41m x 3.27m (max, as slightly irregular shape). An attractive room with 4 windows to the side elevation, tables and chairs for c. 30 covers, through to a further dining area 4.52m x 4.04m, with a large feature fireplace, tables and chairs for 10 covers, wide to side elevation. Interconnecting door to rear hallway giving access to the Kitchen.

COMMERCIAL KITCHEN

3.82m x 3.76m, a well equipped commercial kitchen with a 6 gas gas cooker / oven with extraction system over, range of stainless steel workbenches, commercial microwaves, under counter stainless steel fridge, double fryer etc. Full inventory will be provided to interested parties.

PREPARATION / SERVICE AREAS

6.81m x 2.27m, commercial deep sink, storage units, dry store and vegetable area. Window and door to side and door to rear.

OFFICE

2.76m x 1.82m.

LETTING ROOMS

Located on the First Floor from inner hallway, large landing giving access to 3 letting rooms (formerly 4, one used as a Laundry room and occasional letting). 1 x Twin (en suite shower), 2 x Double (one with ensuite shower and one with own bathroom), 1 Single, currently used as storage / laundry.

OWNERS ACCOMMODATION

On the first floor and accessed off the landing. Bedroom 1, double room, with two windows to the side elevation; Bedroom 2, two windows to the side elevation (formerly two rooms and could be re-instated); Lounge, window to the side; Kitchenette, base units and sink; Bathroom, bath with shower attachment, wc and hand basin.

OUTSIDE

Access from the rear to the smoking shelter and associated buildings.

CELLAR

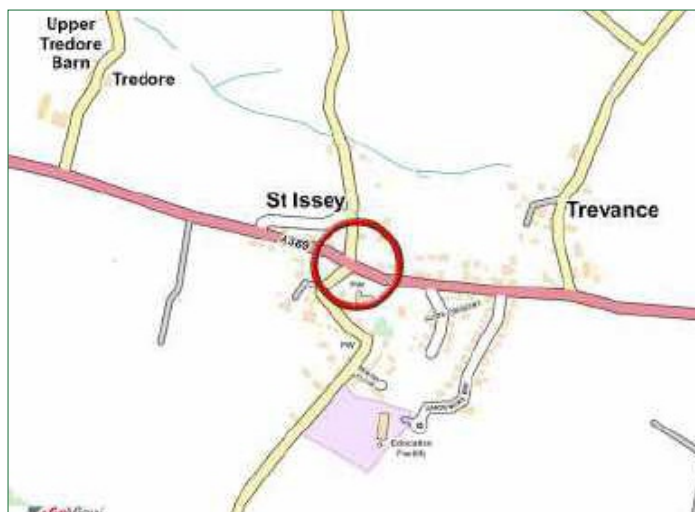
3.23m x 1.90m

STORE ROOM

6.2m x 3.49m, power and light, racking.

TENURE

The business is held by way of an Enterprise Inns (Former Unique) Lease commenced January 2002 for a period of 30 years on a Full Repair and Insure basis at a current passing rental of £22,500 per annum inclusive of the accommodation, with a 5 year rent review pattern (next review



2021). The Lease is tied on Beer and Cider products.

CAR PARK

Opposite the Ring o Bells, for c. 25 to 30 vehicles.

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 E112.

INVENTORY

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]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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