



# CONFIDENTIAL SALE

For further information call  
01872 247036

## Country House Hotel / Restaurant, Princes Street, Truro TR1 2RF

- GRADE II LISTED HISTORIC COUNTRY HOUSE HOTEL/  
RESTAURANT
- 12 LETTING ROOMS & 60 COVERS OVERALL
- IDEAL LOCATION, BETWEEN NORTH & SOUTH COASTS
- LARGE 2 BEDROOM OWNERS ACCOMMODATION
- EXTENSIVE GARDENS, GROUNDS & SWIMMING  
POOL
- STRONG & CONSISTENT TRADE & PROFITS

**£1,300,000 Freehold**

## ENERGY PERFORMANCE CERTIFICATE

Energy Asset Rating : D77

## 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 relevant Premises Licence for the sale of intoxicating liquor on or 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 on Completion.

## SUPERFAST

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 Graham Timmins 01872

247019.

## CONTACT INFORMATION

For further information or an appointment to view please contact either:-  
Graham Timmins on 01872 247019 or via email [gt@miller-commercial.co.uk](mailto:gt@miller-commercial.co.uk) or  
Paul Collins on 01872 247029 or via email [pc@miller-commercial.co.uk](mailto:pc@miller-commercial.co.uk)

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any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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