



THE RISING SUN, LAUNCESTON





THE RISING SUN INN

ALTARNUN, NR. LAUNCESTON

CORNWALL PL15 7SN

- Landmark Freehouse Restaurant
- Prime Central Cornwall location on the edge of scenic Bodmin Moor
- Extensively refitted and refurbished bar/restaurant, offering over 100 covers
- Spacious outdoor seating in front and rear garden areas
- Ample dedicated parking for 40+ cars
- Campsite with 8 hook-ups, extending to 1 acre
- Owner/staff accommodation: a 2-bedroom apartment
- Three en-suite letting rooms - under refurbishment & near completion
- Previous planning for 8 en-suite letting rooms, 2 self-catering accommodation, camping wash facilities and extension of the restaurant

**OIRO £450,000 FOR THE FREEHOLD INTEREST
WITH LEASE IN PLACE**





LOCATION

The Rising Sun is located on a prominent corner outside the village of Altarnun, approximately 1 mile, on Bodmin Moor in mid-Cornwall. Launceston lies approximately 6 miles distant, Bodmin 14 miles and the north Cornwall coast 8 miles, and with 2 miles proximity to the A30. The A30 provides the main road connection between Cornwall and the national motorway network at Exeter. Altarnun is an extremely attractive moorland village.

DESCRIPTION

The Rising Sun Inn comprises an extensive, detached two-storey stone construction freehouse, originally built in the 17th Century, under a pitched slate roof with many later additions to side and rear, with Dutch barn and kitchen garden, plus extensive car parking and outside trading areas which include a Boules Piste and a caravan and camping area, all in approximately one acre.

THE BUSINESS

The Rising Sun Inn Altarnun offers a superb opportunity to acquire a prominent and unique Cornish freehouse located outside the village of Altarnun.

The business operates six days a week year-round, from 12 PM to 10 PM, Wednesday through Sunday. It is closed on Mondays and open from 4 PM to 10 PM on Tuesdays. Hours may be reduced during the off-season.

The Rising Sun Inn trades as a community style pub with a local clientele, but with a growing reputation for culinary excellence. The business receives an exceptional boost during the seasonal months with the many visitors to the area.

Additionally, the pub holds the distinction of being listed in the Michelin Guide, a testament to its exceptional quality and culinary standards. For more details, visit the link below.

<https://guide.michelin.com/gb/en/cornwall/altarnun/restaurant/rising-sun-inn>

Guest accommodation: To the first floor, there are three en-suite letting rooms - under refurbishment & near completion. There is potential to complete this refurbishment to increase income.

View Cornwall Council's planning application PA18/06730 - *"Replace and extend guest accommodation over pub/restaurant inc new lift to first floor. Extend ground floor restaurant and pub area. House campsite ablutions in ground floor of existing pole barn with new structure over to house chalet style self catering accommodation. Provide new staff and guest accommodation parking."*

ACCOUNTS

No accounts are available.

LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council numbered PL510412T. (It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice).

FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

ACCOMMODATION (Areas are approximate)

MAIN FRONT ENTRANCE

With feature Cornish slate porch way and ancient oak door

MAIN BAR AREA (10.15m x 7.25m)

Traditional style bar restaurant area with open beam ceiling, part slate flagged and oak floor with a range of upholstered seating with 2 working fireplaces one with wood burner stove

BAR SERVERY

Comprising a double return counter with oak and granite front, hatch to underfloor cellar with outside service hatchway equipped with cellar cooling

ADJACENT DINING AREA / DART AREA (4.05m x 4.65m)

Open beam with feature fire place and wood burner with oak floor

RESTAURANT AREA (12.65m x 4.75m)

With separate entrance of traditional style with feature open slate fireplace and floor part oak

PASSAGEWAY TO TOILETS

Slate flagstones

GENTS

Three urinals, wash basin

LADIES

Two WC, two wash basin

DISABLED WC

WC, wash basin

POOL ROOM (4.2m x 4.0m)

Oak floor

REAR BAR AREA (4.2m x 2.4m)

With feature inglenook granite fireplace with wood burner, open beam ceiling, oak floor

FUNCTION / PRIVATE DINING AREA (4.3m x 4.0m)

OFFICE 1

OFFICE 2

COMMERCIAL KITCHEN (8.9m x 4.20m)

Altro floor. Serving hatch to restaurant with heat lamps

REAR SERVICE AREA

STAFF ROOM

REFRIGERATION ROOM / PREP ROOM (5.25m x 4.15m)

DOOR TO REAR YARD

STAIRWAY TO FIRST FLOOR

OWNERS ACCOMMODATION

SITTING ROOM / DINING AREA (6.65m x 7.25m)

Oak floor with feature wood burner

KITCHENETTE

With range of worktops, 4 ring hob oven, range of cupboards and stainless steel

BATHROOM

WC, bath, shower

BEDROOM 1 (3.1m x 4.45m)

Front double

BEDROOM 2 (3.25m x 2.2m)

Front single

STAIRWAY TO LETTING AREA

BOILER ROOM

BEDROOM 1 (4.45 x 3m)

Front double with en-suite shower, wc and wash hand basin

BEDROOM 2 (3.35 x 3.25m)

Front double with en-suite shower, wc and wash hand basin

BEDROOM 3 (3.45 x 3.13m)

Front double with en-suite shower, wc and wash hand basin

PATIO DOOR TO FLAT ROOF

NOTE: The letting rooms are currently not operational as they are still in the process of refurbishment.

OUTSIDE

The property lies on a prominent corner location on the main road to the village of Altarnun

Side of Property

SHOWER BLOCK 1

With WC, wash basin and shower

SHOWER BLOCK 2

With WC, wash basin and shower

KITCHEN GARDEN

(Approximately 0.35 acre)

REAR PRIVATE GARDEN AREA

Comprises a log store and kitchen garden

FRONT CAR PARK

Car parking exists for 40+ vehicles

RAISED BEER GARDEN / BOULES AREA

Fully equipped with picnic bench table seats, feature rustic servery and newly installed outside kitchen

CAMPSITE

(Approximately 1 acre) With 8 electric hook-ups



SERVICES

Services connected to the premises include mains water, septic tank drainage, electricity, and LPG gas for cooking and heating. (We would point out that no testing of any of the services has been carried out by the agent).

BUSINESS RATES

The property has a Rateable Value of £11,500 (VOA website 2023 list).

Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of C under Certificate Reference Number 9758-3050-0864-0990-2595.

TENURE

The Rising Sun is available freehold with a lease in place. The lease is a seven year lease from the 7th March 2022, at a rent of £45,000 per annum, RPI linked with the opportunity for a rental uplift on completion of landlords' works (to be specified).

PRICE

Offers invited in the region of £450,000 for the freehold interest with the benefit of lease in place.

VIEWING/FURTHER INFORMATION

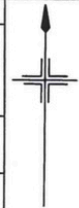
Viewing strictly by appointment with SBC Property the sole selling agents.

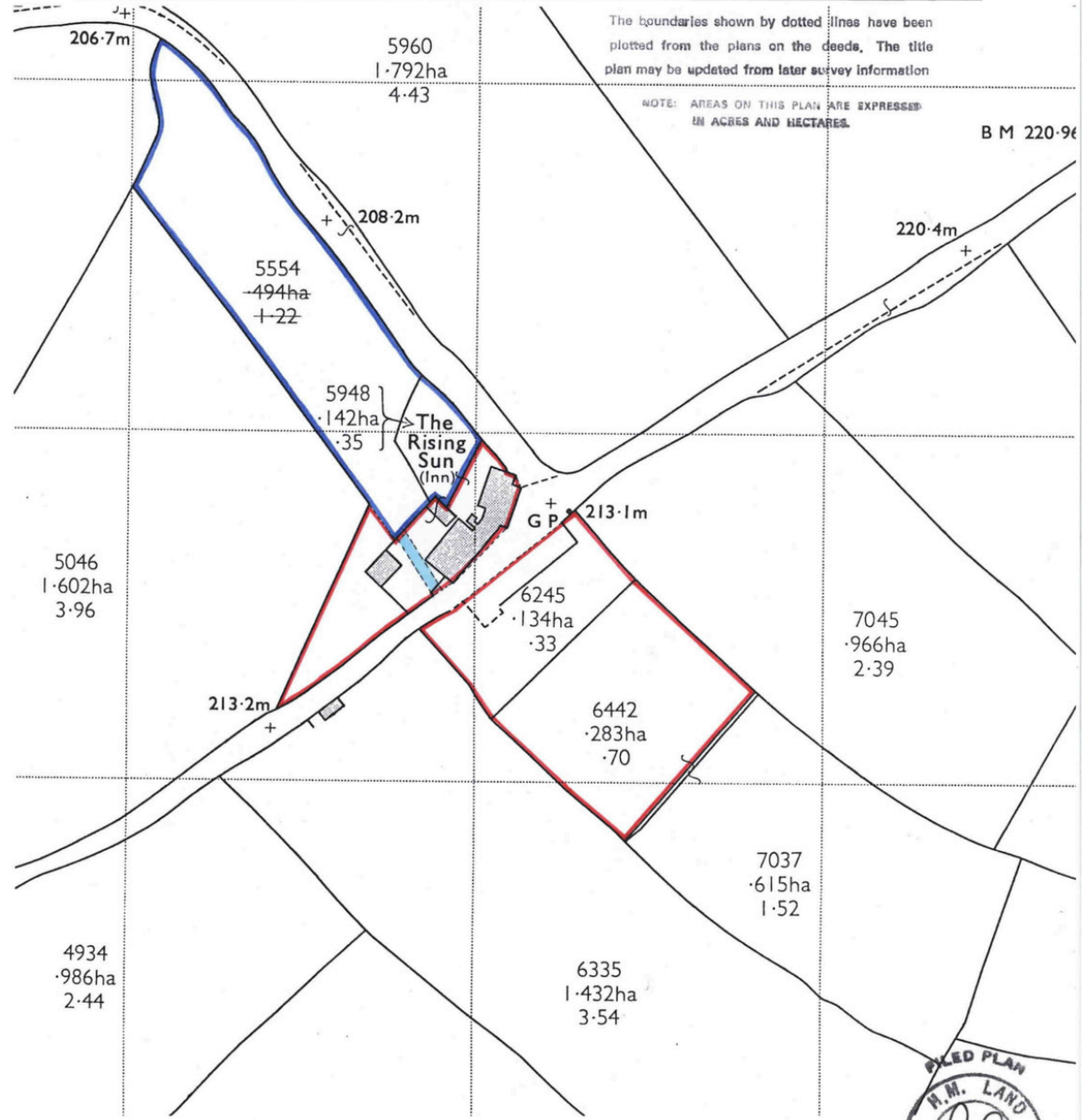
SBC Property
Daniell House
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Truro
Cornwall TR1 2HX

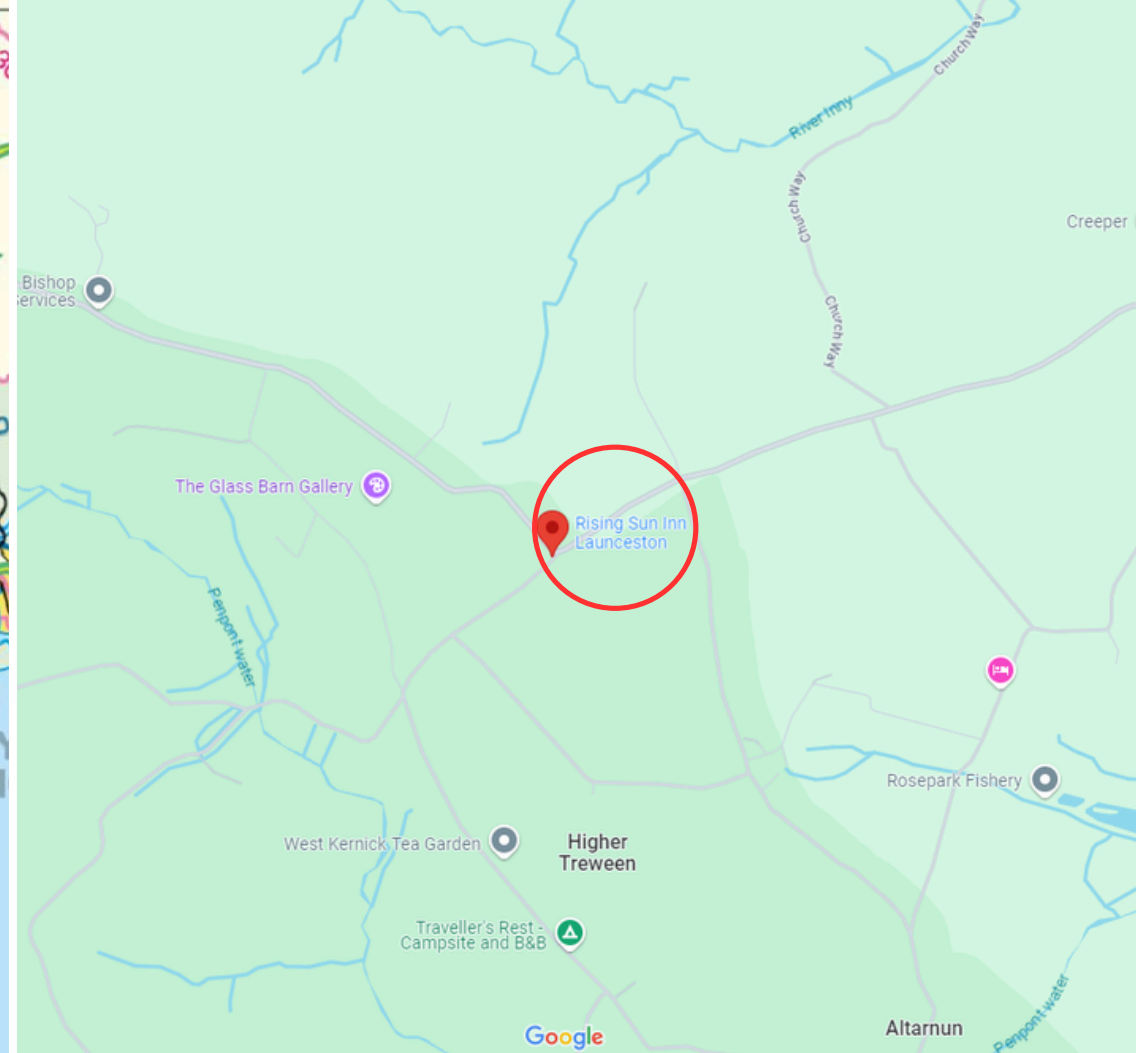
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The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.

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|-----------------------------------|-------------------------|--------------------------------------|------------------------------------------------------------------------------------|
| H.M. LAND REGISTRY | | TITLE NUMBER |  |
| | | CL121103 | |
| ORDNANCE SURVEY PLAN REFERENCE | SX2182 | Scale 1/1250 enlarged from 1/2500 | |
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