



The Queens Arms

Fore Street, Constantine, Cornwall TR11 5AB

- Lock-up freehouse/ restaurant central village location
- Offers traditional style bar restaurant areas 50+ covers
- Conservatory and enclosed garden area
- On-site car parking with adjacent car parking

OFFERS INVITED IN THE REGION OF £25,000 + VAT FOR THE NEW LEASEHOLD INTEREST TO INCLUDE FIXTURES & FITTINGS PLUS SAV





LOCATION

The Queens Arms is located in the delightful village of Constantine, South Cornwall, which lies close to Falmouth, approximately 5 miles and Helston, approximately 5 miles with outlying areas including the Helford River. The village of Constantine has a resident population of circa 2,000 persons and also serves as a commuter area for Falmouth, Truro and Helston.

DESCRIPTION

The Queens Arms comprises an 18th/19th Century linked, two-storey granite and stone construction under a multi-pitched slate roof with an enclosed conservatory and beer garden, on-site parking, with further adjacent car parking.

ACCOMMODATION

(All dimensions are approximate)

MAIN ENTRANCE

INNER VESTIBULE

MAIN BAR AREA (7.85m x 4.65m)

Traditional style bar dining area with open beam ceiling. Feature fireplace. Range of seating, equipped for 30+ covers. Fully carpeted.

BAR SERVERY

Mahogany return counter with range of equipment.

RESTAURANT/FUNCTION AREA (7.95m x 3.75m)

Large extensive area with dual aspect. Fully carpeted. Feature fireplace log-burner. Fully fitted and equipped for 40+ covers. Currently used as a pool room.

COMMERCIAL KITCHEN (3.6m x 3.1m)

Equipped with a range of stainless steel equipment. Fryers, Contact grill. Steel sink.

REAR PASSAGEWAY

Door to yard.

GENTS TOILET

Two urinals, wc and wash hand basin. Feature clome oven.

LADIES TOILET

Two wc and two wash hand basins.

BEER CELLAR

Equipped with cellar cooling unit.

CONSERVATORY

With access from bar area.

BEER GARDEN

With a dedicated smoking area and newly gravelled area equipped with picnic bench table seats.

OUTSIDE

To the outside of the property lies a small dedicated car parking area for approximately 4-5 cars. Adjacent to the Queens Arms lies a unmade car park for 10-15 cars.

BUSINESS

The Queens Arms has traded for many years in the centre of the village of Constantine and has recently been bought by our client who now wishes to create a new lock-up leasehold freehouse restaurant. The pub is open seven days a week throughout the year, currently opening weekday evenings only and weekends 12pm to 11pm..

The business enjoys a good and loyal local trade from the well-established local clientele and of course the many visitors to the area.

ACCOUNTS

Accounting information will be provided to interested parties following an initial viewing.

LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council. (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 & EFFECTS

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.



SERVICES

Services connected to the premises include mains water, drainage and electricity. (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 £1,750 (VOA website 2017 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 D under Certificate Reference Number EPC 0910-0734-9949-2197-5002.

TENURE

The Queens Arms is available with a new 5-year free-of-tie lease with an asking rental of £25,000 per annum on part repairing and decorating terms. The lease will be excluded from the Landlord & Tenant 1954.

PRICE

Offers invited in the region of £25,000 for the new leasehold interest.

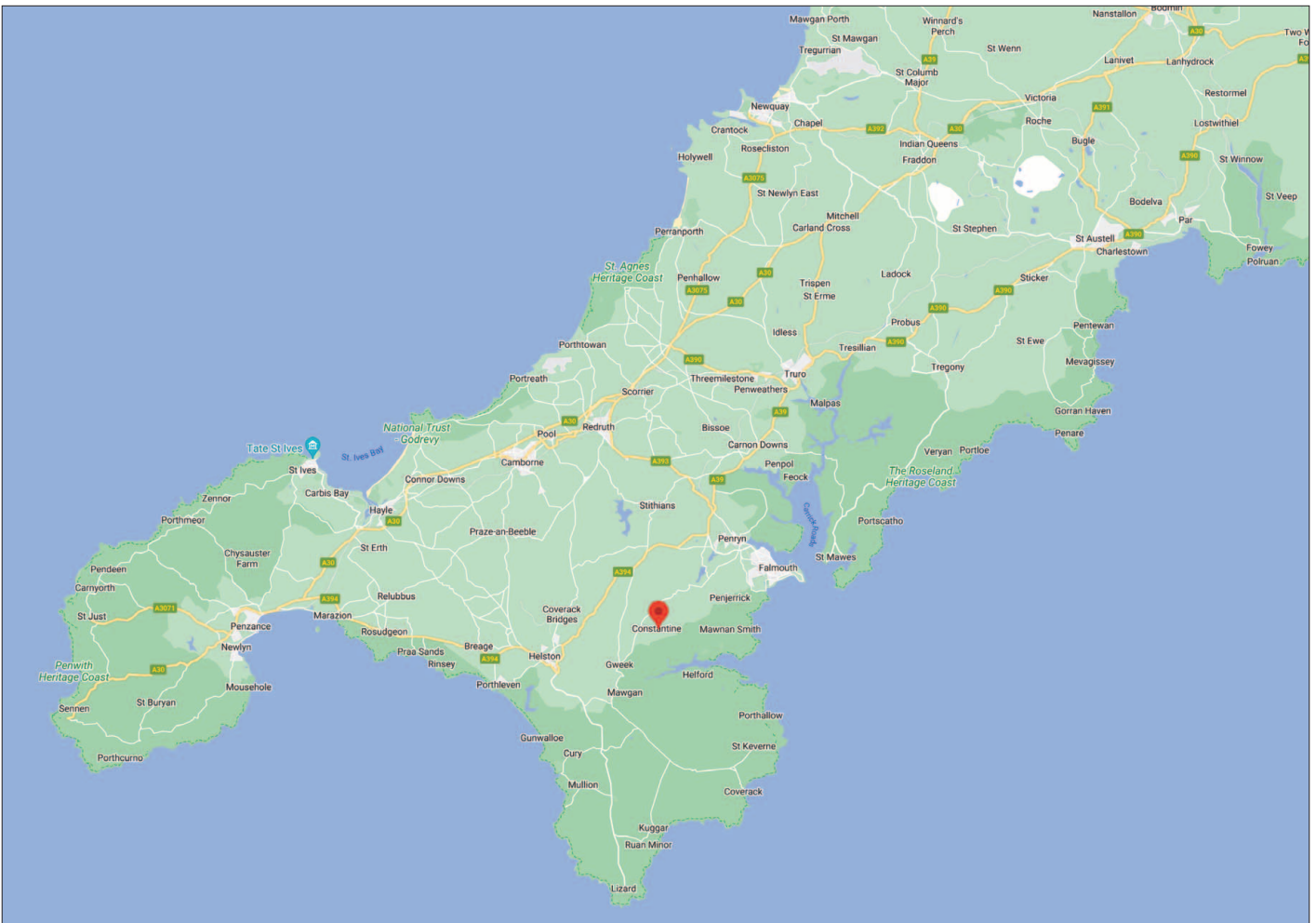
VIEWING

Strictly by prior appointment with the Sole Selling Agents SBC Property.



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 offices. 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.

It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.



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