



TUCKINGMILL



The TUCKINGMILL
FREE HOUSE

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FREE HOUSE

TUCKINGMILL
HOTEL

GREAT FOOD
FOOD & DRINK
OPEN
12 NOON -
LATE
EVERY DAY

RESTAURANT
HERE
FOSTER
KING'S
FISH &
CHIPS
£3.50
DOOR &
CLARIN

TUCKINGMILL HOTEL

109 PENDARVES STREET

CAMBORNE

CORNWALL TR14 8NJ

- Freehouse in prominent town location
- Traditional style bar restaurant areas
- Owners' 5-bedroom accommodation
- Car parking for 10 cars



**OIRO £300,000 FOR THE FREEHOLD INTEREST TO
INCLUDE FITURES & FITTINGS PLUS SAV**

LOCATION

The Tuckingmill Hotel is located on the outskirts of Camborne, close to the town of Pool and is located in a largely residential and commercial area of Camborne.

DESCRIPTION

The Tuckingmill Hotel comprises a detached, two-storey, granite and stone construction under a pitched slate roof with later additions, car parking and outside trading area.

THE BUSINESS

The Tuckingmill Hotel is currently closed.

ACCOUNTS

No financial accounts are available.

SERVICES

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

FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale. However, the bulk of the inventory belongs to the current tenant.

BUSINESS RATES

The property has a Rateable Value of £4,000 (VOA website 2023 list). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

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.)

ACCOMMODATION (Areas are approximate)

MAIN ENTRANCE

HALLWAY

BAR AREA (5.9m x 12.3m)

Traditional style bar area, part carpeted and part wood floor. Equipped with a range of seating.

BAR SERVERY

Mahogany counter equipped refrigerators and register.

POOL ROOM (4.75m x 4.3m)

BAR ADJACENT (6.2m x 3.3m)

Feature fireplace.

LADIES TOILET

GENTS TOILET

HALLWAY

KITCHEN (5.75m x 2.75m)

Equipped with a range of worktops, extraction range and Altro flooring.

STAIRWAY TO FIRST FLOOR

BEDROOM 1

Front double.

BEDROOM 2

Front double.

BEDROOM 3

Front double.

LANDING AREA

BATHROOM

BEDROOM 4

Front side.

SITTING ROOM

KITCHEN

PRIVATE BEDROOM

OUTSIDE

The premises lie directly on the main thoroughfare from Pool to the centre of Camborne, in a mainly residential and commercial area. To the rear of the property lies car parking for 10-15 cars.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C under Certificate Number 1899-1205-1230-1936-8700, valid until 1 October 2032.

TENURE

The property is offered freehold.

PRICE

Offers in the region of £300,000 for the freehold interest to include fixtures and fittings plus stock at valuation.

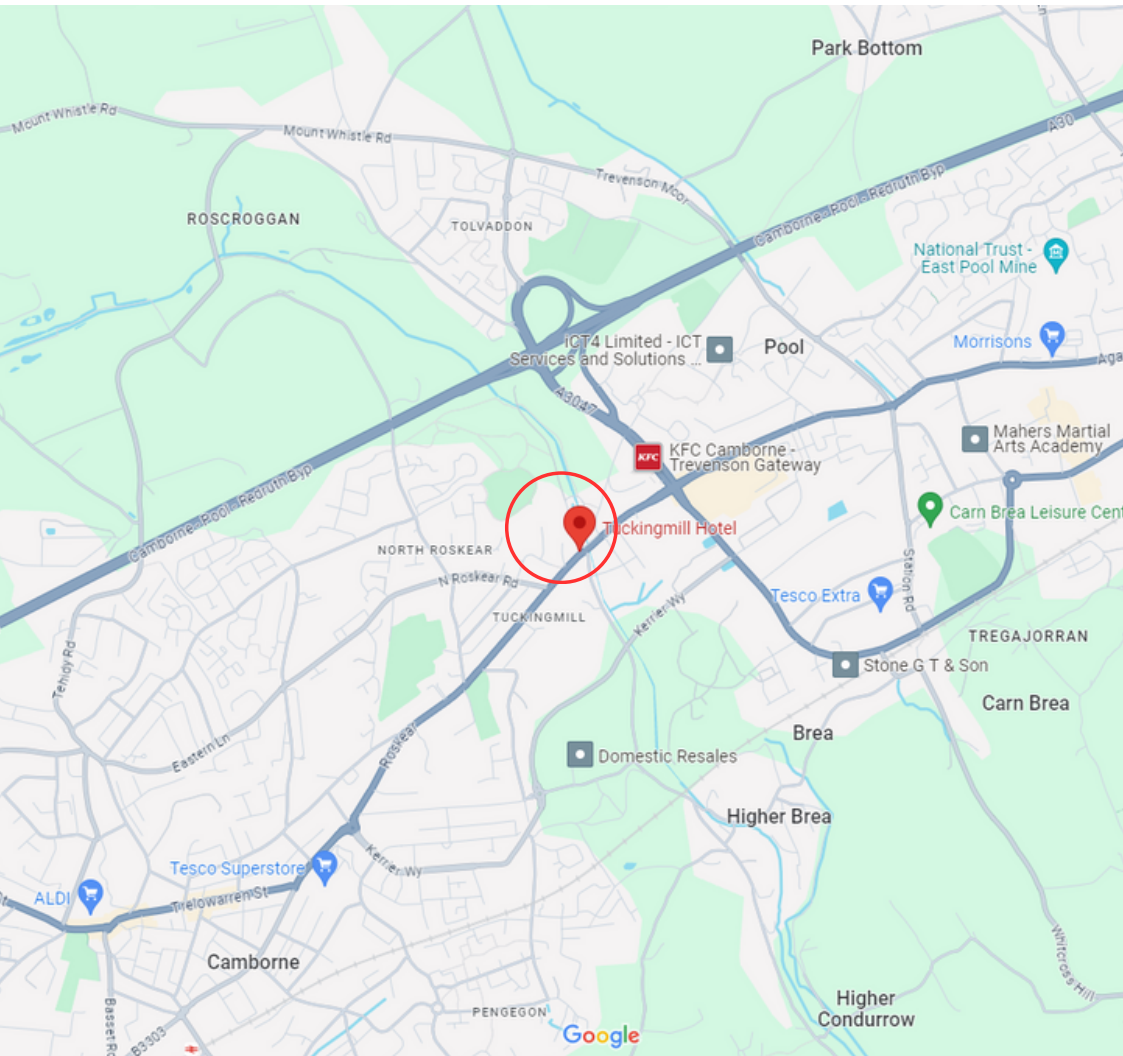
VIEWING/FURTHER INFORMATION

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

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