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Commercial Hotel

13 Market Square, St. Just, Nr. Penzance, Cornwall TR19 7HE

- Outstanding freehouse restaurant hotel
- 11 recently modernised en-suite letting bedrooms, restaurant facilities for 100+ covers and outside enclosed patio and garden trading areas plus covered smoking area
- Three terraced, two-storey cottages with car parking
- First time to the market in over 100 years

GUIDE PRICE £1,500,000 FOR THE FREEHOLD INTEREST
TO INCLUDE FIXTURES & FITTINGS + SAV

SOLE AGENT



LOCATION

The Commercial Hotel is long known as one of West Cornwall's best known and popular freehouse restaurant with letting accommodation. The Commercial Hotel has been in the same family ownership since 1906 and has only come to the market due vendors' desire to retire. The hotel is in a central location in St Just located in West Cornwall close to Cape Cornwall and Penzance (7 miles) and St Ives (14 miles).

The locality is popular all year round especially during the seasonal months from March to October and is known for its glorious and spectacular scenic beauty.

DESCRIPTION

The Commercial Hotel occupies a prominent Grade II Listed, end-of-terrace, three-storey property constructed of stone under a pitched tile roof, originally built as a coaching inn with latter rear extensions which include vaulted function room and enclosed patio and garden areas with covered smoking area.

Towards the rear of the property lies a converted outbuilding comprising three, 2-bedroom cottages.

ACCOMMODATION

(All dimensions are approximate)

ENTRANCE VESTIBULE

Glazed area with twin doors.

HALLWAY

RECEPTION/DINING AREA (8.2m x 3.65m)

Equipped with reception counter, feature fireplace, parquet flooring and fully fitted and equipped for 20+ covers.

MAIN BAR AREA (7m x .8m)

L-shaped public bar area with feature granite fireplace fitted with log-burner, adjacent pool area off. Fully carpeted and fitted for 25+ covers.

BAR COUNTER

Double return oak counter equipped with a range of bottle refrigerators, coffee machine and cash register.

LADIES WC

Two wc and two wash hand basins.

GENTS WC

Two urinals, wc and wash hand basin.

ENTRANCE TO RESTAURANT/FUNCTION AREA

(6.75m x 12.5m)

Superb glazed vaulted function area with dancefloor, part carpeted, fully fitted and equipped for circa 100 covers.

LADIES WC

GENTS WC

RESTAURANT BAR SERVERY

Oak counter with cash register and ice machine.

COMMERCIAL KITCHEN (5m x 4m)

Equipped with extraction hood, oven range, lava rock grill, gas grill, twin deep fat fryer, range of stainless steel preparation tables etc.

WASH UP AREA

Equipped with power wash.

OFFICE

BEER CELLAR

Equipped with cellar cooling unit.

STAIRWAY TO FIRST FLOOR

LANDING

LETTING BEDROOM 5

Single with en-suite shower, wc and wash hand basin.

LETTING BEDROOM 6

Family room with en-suite bath and shower, wc and wash hand basin. One king and one single bed.

LETTING BEDROOM 7

Family room with en-suite shower, wc and wash hand basin. One king and one single bed.

LETTING BEDROOM 8

Double with en-suite shower, wc and wash hand basin.

LETTING BEDROOM 9

Double with en-suite shower, wc and wash hand basin.

LETTING BEDROOM 10

Twin room with en-suite shower, wc and wash hand basin.

LETTING BEDROOM 11

Family room with en-suite shower, wc and wash hand basin. One king and one single bed.

STAIRWAY TO SECOND FLOOR

LETTING BEDROOM 1

Double with en-suite shower, wc and wash hand basin.

LETTING BEDROOM 2

Double room with king-sized bed and en-suite shower, wc and wash hand basin.

LETTING BEDROOM 3

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



LETTING BEDROOM 4

Family room with en-suite with bath, shower, wc and wash hand basin. One king and one single bed.

OUTSIDE FRONT

Lies direct access to Market Square which is the centre of St Just with an array of tied public houses, retail shops and public car parking.

OUTSIDE REAR YARD

Unique garden area with enclosed paved patio and pergola construction. Fully fitted and equipped for 50+ covers. Smoking shed/bar.

REAR BEER GARDEN

Enclosed lawn garden area equipped with picnic bench table seats.

PARKING

Located just a short distance away is a free public car park.

COTTAGE COMPLEX

Converted from a two-storey outbuilding, constructed of granite and stone under a pitched slate roof and now comprises the following:-

2 COMMERCIAL MEWS

GROUND FLOOR

KITCHEN DINER

LOUNGE

FIRST FLOOR

DOUBLE BEDROOM

SINGLE BEDROOM

BATHROOM

1 COMMERCIAL MEWS

GROUND FLOOR

KITCHEN DINER

LOUNGE

FIRST FLOOR

DOUBLE BEDROOM

SINGLE BEDROOM

BATHROOM

3 COMMERCIAL MEWS (Currently rented at £600 pcm)

GROUND FLOOR

GALLEY KITCHEN

BATHROOM

LOUNGE

FIRST FLOOR

DOUBLE BEDROOM

SINGLE BEDROOM

COTTAGE PARKING

Car parking for circa 4 cars.

BOILER/UTILITY ROOM

Equipped with two Biomass boilers.

THE BUSINESS

The Commercial Hotel has been in the ownership of our clients' family since 1906 and has traded very successfully as a freehouse restaurant with letting rooms. The business is open 7 days a week, trading from 11am to 11pm. The business has gained an enviable reputation as primarily as a wet-led freehouse and the approximate split is 40:35:25 wet:dry:accommodation.

Interested parties are welcome to view our clients' website (www.commercial-hotel.co.uk).

ACCOUNTING INFORMATION

Financial information will be made available to seriously interested parties following an initial viewing appointment.

SERVICES

Services connected to the premises include mains

water, drainage and electricity with LPG for cooking and oil-fired central heating as a back-up. (We would point out that no testing of any of the services has been carried out by the agent.)

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.

BUSINESS RATES

The property has a Rateable Value of £34,000 (VOA website 2017 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 numbered PL100085. (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.)

ENERGY PERFORMANCE CERTIFICATE

To be commissioned.

TENURE

The property is being offered freehold.

PRICE

Offers invited in the region of £1,500,000 for the freehold interest to include fixtures and fittings, plus stock at valuation.

VIEWING

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





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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 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.