



# St Michael's Mount Inn

9 Fore Street, Barrripper, Camborne, Cornwall TR14 0QW

- Landmark freehouse restaurant, central village location
- Newly refurbished bar/restaurant areas for 50+ covers
- Delightful enclosed beer garden and car park
- Refurbished owners' 4-bedroom accommodation

OFFERS INVITED FOR THE  
LEASEHOLD PREMIUM



## LOCATION / DESCRIPTION

The St Michael's Mount Inn comprises a 19th Century detached granite and stone construction under a pitched slate roof, with later additions to the side and rear. There is also an enclosed beer garden and adjacent car parking.

## ACCOMMODATION

(All dimensions are approximate)

### MAIN ENTRANCE

Passageway with parquet flooring.

### MAIN BAR AREA (7m x 4.9m)

Delightful light contemporary style bar area with parquet slate floor, upholstered bench seating, feature fireplace, part panelled. 50" colour television.

### BAR SERVERY (5.7m x 2.5m)

Return marble top slatted counter with tiered wooden back fitting, bottle refrigerator, cash register, glass washer, coffee machine, Altro floor.

### LOUNGE AREA & POOL TABLE AREA

(5.2m x 7.9m)

Open stone wall, part carpeted, Pool table.

### BEER CELLAR

Cellar cooling unit, ice-making machine, stillage and rear entrance to yard.

### DINING AREA (6.2m x 2.6m + 7.8m x 3.5m)

Function room/dining area capable of equipping 50+ covers with wood floor.

### COMMERCIAL KITCHEN (6 x 5.6m)

Extensive kitchen area with Altro floor, wall tiling, aluminium extraction hood, Lincat Contact grill, deep fat fryer, range of stainless steel preparation tables. Two turbo fan steam ovens and dishwasher. Door to rear yard.

### PASSAGEWAY TO TOILETS

#### LADIES TOILETS

2 WCs, wash hand basin.

#### GENTS TOILETS

3 urinals, WC, wash hand basin.

### STAIRWAY TO FIRST FLOOR

With rear wooden fire escape.

### LANDING

#### BEDROOM 1

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

#### BATHROOM

Cubicle shower, bath, wc, wash hand basin.

#### BEDROOM 2

Front double.

#### KITCHENETTE

Breakfast bar, worktop, stainless steel sink unit, extraction hood, electric cooker, fridge freezer.

#### BEDROOM 3

Front double.

#### SITTING ROOM

With wood floor. External fire exit door.

#### BEDROOM 4

Rear double.

#### SMOKING ROOM (4.9m x 4.8m)

### OUTSIDE

To the front of the property lies direct access to the main thoroughfare through the village of Barrigger with a small area equipped with picnic bench table seats. Adjacent to the pub lies a tarmacadam car parking. To the rear of the property lies an enclosed lawned garden area with shrubs equipped with picnic bench table seats.

### SERVICES

Services connected to the premises include mains electricity, water, drainage and LPG for cooking.

*(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

Rateable Value - £8,175 (VOA website 2023 list).

### LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council. *(This 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.)*

### ACCOUNTS

No financial information is available.

### BUSINESS

The St Michael's Mount Inn has previously traded successfully as a tied community public house. Since acquisition it has been reconfigured and refurbished.

### TENURE

The St Michael's Mount Inn is available on a new 10-year free-of-tie lease at a rent of £25,000 per annum.

### PRICE

Offers invited for the leasehold premium.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of C under Certificate Number 2299-3977-8148-6016-6432.

### 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.*

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