



THE FIVE PILCHARDS INN

THE FIVE PILCHARDS INN
PUB, RESTAURANT & HOTEL
www.fivepilchardsinn.co.uk
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ICE CREAM
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Vegetarian - Bakery
Prepared for delivery

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12-11PM
WEEKENDS
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THE FIVE PILCHARDS INN

PORTHALLOW, LIZARD, CORNWALL

TR12 6PP

- Freehouse restaurant located on Porthallow Cove beach with views over to Falmouth, St Mawes and Carrick Roads
- Extensively refurbished throughout to a very high standard since acquisition in 2019
- Quality traditional style bar, restaurant areas for 80+ covers
- Five high quality en-suite letting rooms
- Owner's 1-bedroom accommodation
- Enclosed outside trading area with all-weather protection for 30+ covers
- Potential development subject to consent



OFFERS INVITED FOR THE FREEHOLD



LOCATION

The Five Pilchards is located in the heart of the coastal village of Porthallow and overlooks Porthallow Cove on the Lizard Peninsula, approximately two miles from St Keverne and 10 miles from Helston. Helston serves the main social and administrative centre for this area of Cornwall with an all year round resident population with the adjacent RNAS Culdrose Airbase nearby. Porthallow is known as one of Cornwall's most attractive coastal villages situated in a valley cove setting with the pub lying adjacent to the beach with superb views across Falmouth Bay to Falmouth, St Mawes and the Carrick Roads and beyond.

DESCRIPTION

The Five Pilchards comprises a detached two-storey stone construction under a pitched slate roof with extensions to the rear and a central outside patio yard area. The Five Pilchards has been substantially refurbished to a very high standard since original acquisition in 2019.

THE BUSINESS

The Five Pilchards Inn offers a superb opportunity to acquire a prominent and unique Cornish freehouse restaurant with quality letting accommodation, located in the centre of the coastal village of Porthallow. The business is open seven days a week throughout the year, 12pm to 3pm and 5pm - close on Monday to Friday, and all day Saturday and Sunday. The Five Pilchards trades as a local freehouse with an exceptional boost during the seasonal months by the many visitors to the area. Interested parties are welcome to view our clients' website which features a new video tours (www.thefivepilchards.com).

ACCOUNTS

Financial information will be made available to any seriously interested persons following an initial viewing.



ACCOMMODATION (Areas are approximate)

ENTRANCE VESTIBULE

HALLWAY

MAIN BAR AREA (9.1m x 8m)

Contemporary but traditional style open bar area with beam ceiling, feature granite fireplace with log-burner. Fully carpeted and fully fitted and equipped for 40+ covers.

BAR SERVERY

Mahogany single counter with slatted front, cash register, range of coolers, glass washer and coffee machine. Altro flooring.

REAR PASSAGEWAY

RESTAURANT DINING AREA (9.1m x 3.5m)

Open-faced walls with atrium light. Fully fitted and equipped for 40+ covers with patio doors to rock pool feature.

MAIN KITCHEN (4.45m x 7.75m)

Large kitchen area equipped with aluminium extraction unit, six-burner gas range, range of microwaves, Zanussi steam oven, range of fryers, lava rock grill, range of stainless steel preparation tables, range of refrigerators and freezers, with wash up area adjacent.

OWNERS' ACCOMMODATION

Includes a 1-bedroom en-suite room.

OUTSIDE PATIO AREA

Enclosed yard with all-weather protection. Fully fitted and equipped with picnic bench table seats for 30+ covers.

GENTS WC

Urinal, wc and wash hand basin.

LADIES WC

Two wcs, wash hand basin and baby change unit.

PIZZA HUT SERVERY

Equipped with Il Forno pizza oven.

STORE 1

Freezer store equipped with Polar double freezer and range of other commercial freezers.

BEER CELLAR

Equipped with stillage and ice-making machine.

STAIRWAY TO FIRST FLOOR LETTING

ACCOMMODATION

LANDING AREA

Please note all rooms have the benefit of colour televisions and tea and coffee making facilities.

OFFICE/STORE

PORTHOUSTOCK

Family/triple room. Front aspect with en-suite shower, wc and wash hand basin.

PRALLA

Double room. Dual aspect with en-suite shower, wc and wash hand basin and feature fireplace.

NARE

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

PASSAGEWAY TO EXTERNAL FIRE EXIT

GILLAN

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

PORThKERRIS

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

OUTSIDE

To the front of the property lies a small outside trading area with similar picnic bench tables adjacent.

CAR PARKING

There is an abundance of car parking within the immediate area and public car parking is available at the top of Porthallow Beach.



SERVICES

Services connected to the premises include mains water, drainage and electricity with LPG for cooking. (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 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 £15,500 (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 numbered PL200597. (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

The premises has an EPC Rating of E under Certificate Reference Number 9257-3030-0488-0990-9675.

TENURE

The Five Pilchards is available freehold and free-of-tie.

PRICE

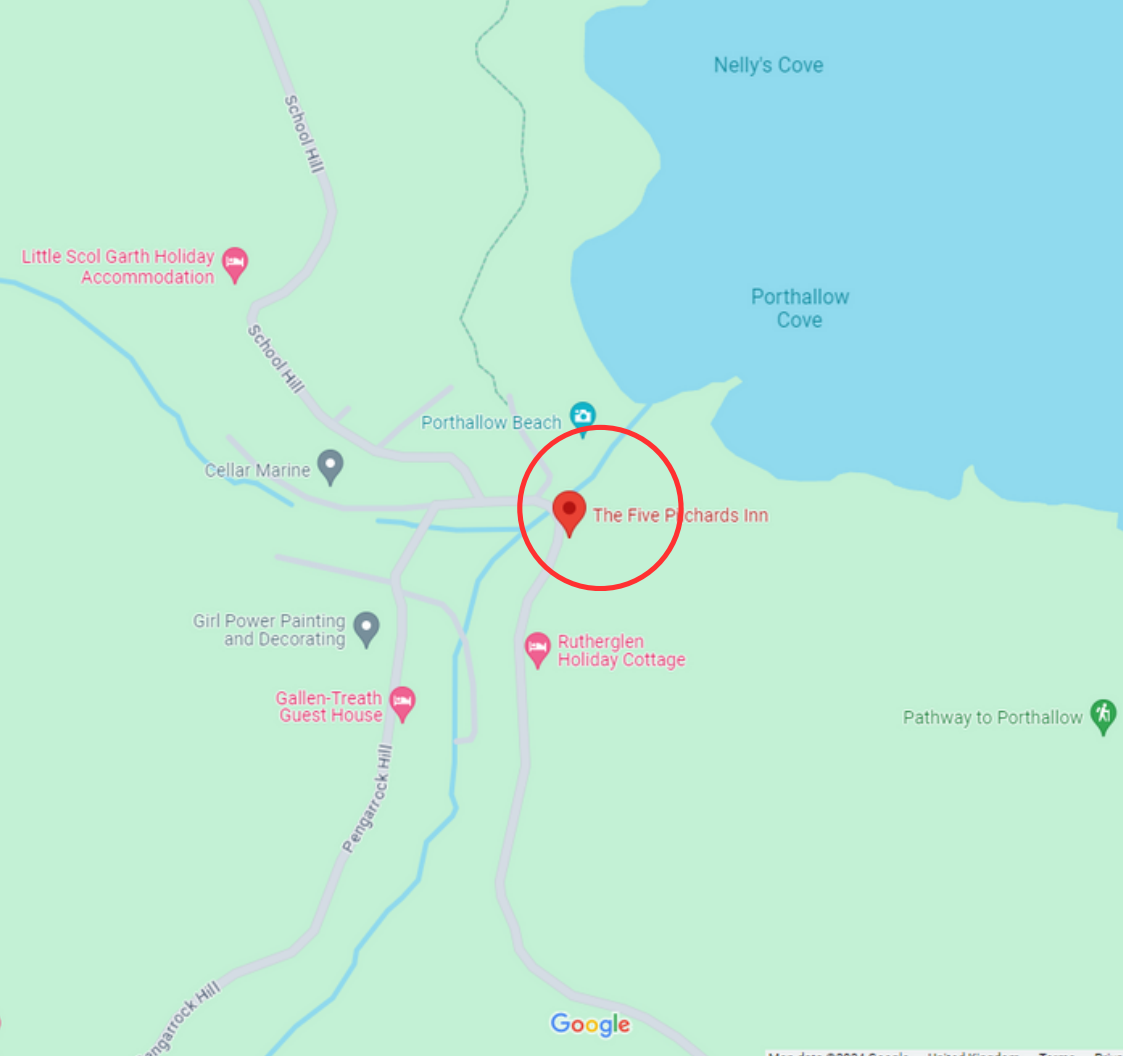
Offers invited for the freehold interest with the benefit of Licence, fixtures and fittings plus stock at valuation.

VIEWING/FURTHER INFORMATION

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

SBC Property
Daniell House
Falmouth Road
Truro
Cornwall TR1 2HX

FAO : **Jeremy Beeching**
TEL : **07738 321135**
EMAIL: **Jeremy@sbcproperty.com**



CHARTERED SURVEYORS

COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE
FALMOUTH ROAD
TRURO TR1 2HX

T: 01872 277397

E: Jeremy@sbcproperty.com

E: enq@sbcproperty.com

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