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SOLE AGENTS



Trengilly Wartha Inn

Nancenoy, Constantine, Cornwall TR11 5RP

- A new 'free of tie' lease is available for this award-winning country inn and restaurant in a tranquil valley near the Helford River between the bustling harbour town of Falmouth and the market town of Helston
- Extensive freehouse including bar lounge, bistro and conservatory-style family room in all providing approximately 80 covers
- Six en-suite bedrooms
- Equipped commercial kitchen and service areas, sheltered outside seating and a large car park
- A landmark destination venue with an outstanding trading performance
- Two garden suites, two safari tents, stable and approx.. 4 acres of land with glamping / leisure potential are available to lease by separate negotiation

LEASEHOLD

GUIDE £120,000

SOLE AGENT



LOCATION

Trengilly Wartha Inn is located in the hamlet of Nancenoy, close to the village of Constantine, which lies approximately mid-way between Falmouth and Helston in Cornwall.

Trengilly Wartha, which literally means "settlement above the trees", nestles in the tranquil wooded valley of Pol Penwith Creek. Falmouth is the nearest large harbour town, approximately six miles distant, which is recognised as an all-year-round resort, expanded in recent years by the development of the National Maritime Museum and the university campus at nearby Tremough.

DESCRIPTION

Trengilly Wartha Inn is a traditional family run freehouse and restaurant offering extensive bar and dining areas, providing approximately 80 covers in addition to three outside seating areas (two covered).

Briefly the accommodation comprises reception area, hall / games area, bar lounge, bar dining room, family room / conservatory, bistro, commercial kitchen with walk in chiller, service area's, cellar and 6 en-suite bedrooms currently utilised as guest accommodation. Externally, in addition to the covered outside seating is a large car park and permitted access to the landlord's adjoining grounds and gardens. The landlords have a further apartment that could be made available for separate owners accommodation if desired.

THE BUSINESS

The business is normally open all year round and enjoys a longstanding reputation for providing quality food, drink and accommodation. Trengilly Wartha enjoys an excellent local following, as well as benefiting from the many visitors to the area throughout the year. Recent accolades have included Westcountry Pub of the Year, CAMRA Pub of the Year (2nd Place), winner of Best Family Friendly Bistro & Inn - Cornwall, amongst others.

The trading profit and loss and accounts for recent years have shown a consistent turnover in excess of £650,000 and although the overall property has been, in part, remodelled, the landlords anticipate that a turnover in excess of £500,000 per annum is achievable. In the normal manner, further accounting information will be made available to serious interested parties following a viewing appointment.

SERVICES

Shared supply of LPG, electricity and drainage via a septic tank. Water to be supplied by the landlords private supply. (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 £45,750 (VOA website 2017 list). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

TENURE

A new free of tie lease, with terms negotiable at an initial rent of £45,000 per annum

The owners are flexible on the leasehold demise and would be open to a proposal on the adjoining 4 acre's and further property on page 7 of this brochure.

LICENCE

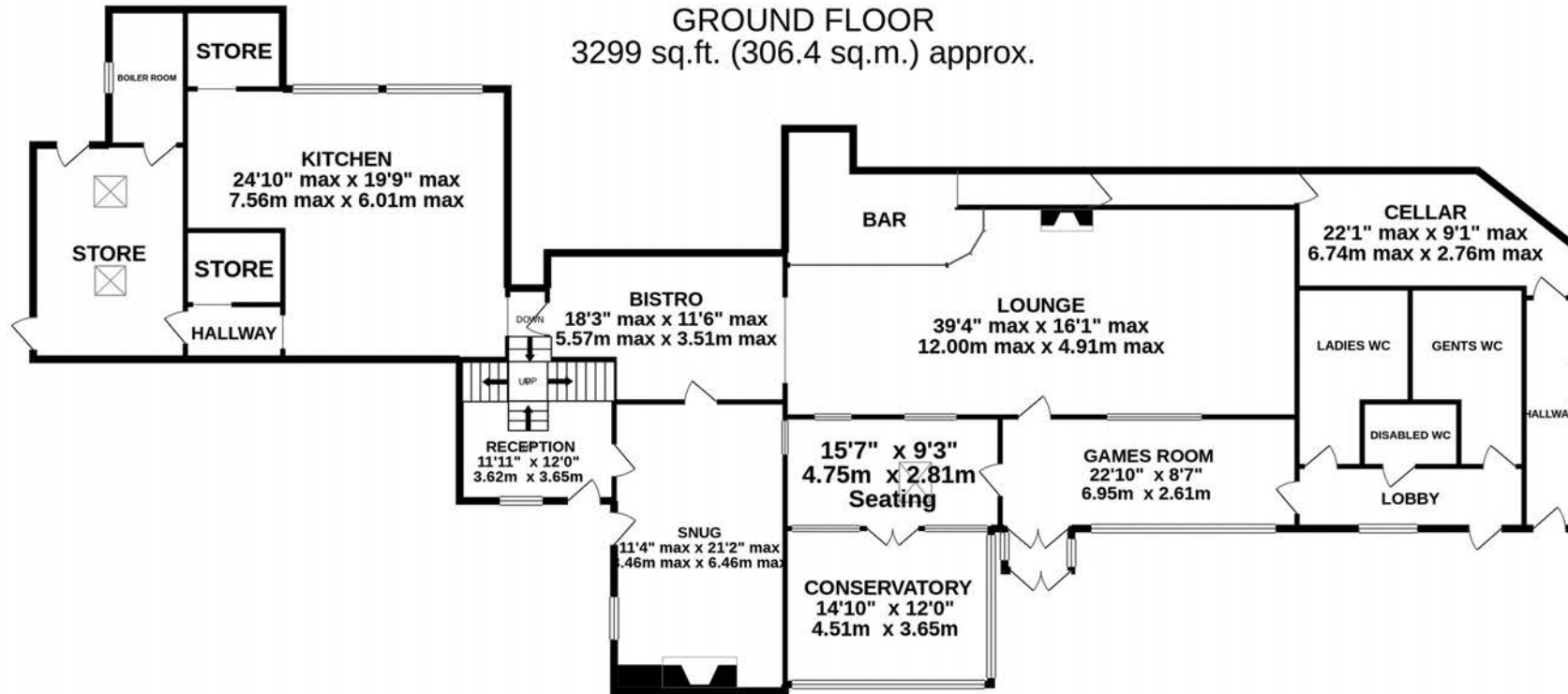
The property has the benefit of a Premises Licence issued from Cornwall Council. (It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of C under Certificate Reference Number 0592-2253-4930-9400-1103.



GROUND FLOOR
3299 sq.ft. (306.4 sq.m.) approx.



1ST FLOOR
1449 sq.ft. (134.6 sq.m.) approx.



TOTAL FLOOR AREA : 4747 sq.ft. (441.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

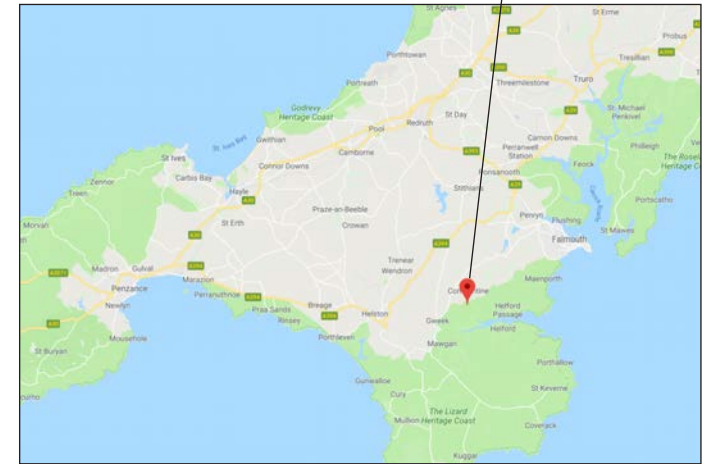
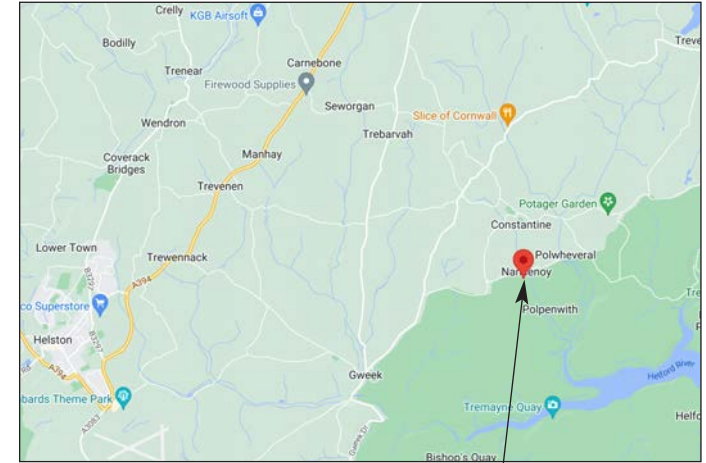
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LOT 2 – AVAILABLE BY SEPARATE NEGOTIATION

In addition to the Trengilly Wartha Inn, car park and beer garden the owners would certainly listen to a proposal to include the additional 4 acres adjacent to this. The additional land includes two garden suites which are currently let on assured shorthold tenancies at £1600 pcm and 2 self contained Safari tents which generate around £30,000 turnover per annum. The Trengilly enjoys planning consent for two additional garden rooms if desired. The remaining land includes a paddock area with a stable, wooded meadow and a small lake.

Great potential (subject to consent) exists to expand the leisure side of the business with more glamping options with yurts, bell tents or shepherds huts in the extensive grounds. Also, a family friendly attraction such as a wild life area / pets corner could be incorporated into the valley site. Obviously, this potential expansion would provide a captive audience to the core Trengilly trade.





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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.