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The Mill House

Trebarwith, Cornwall, PL34 0HD

- An iconic licensed business providing a fine hotel restaurant and function venue near the north Cornish coast
- Set in circa 6 acres in a tranquil wooded valley
- Hotel reception, guest lounge, public bar, restaurant, a sumptuous modern 100+ cover function suite/further dining room and a well proportioned commercial kitchen
- 8 en-suite guest bedrooms and a 1-bedroom detached cottage suite, beer gardens and extensive car parking
- Potential further leisure development subject to planning consent
- Sales excess £500,000, with good levels of profitability

FREEHOLD

Guide £849,000

SOLE AGENT



LOCATION

The Mill House enjoys a splendid wooded valley situation, just a few minutes' drive inland from the beach at Trebarwith Strand on Cornwall's popular north coast between Port Isaac and Tintagel. The venue is an ideal base for guests to explore north and mid-Cornwall with good access to the A39 "The Atlantic Highway", giving access to numerous sandy beaches and fishing coves.

DESCRIPTION

This extremely well-proportioned period property has been much improved and extended by the current proprietors where the property now offers a unique hotel restaurant and function venue. Briefly, the accommodation comprises a quite superb 100 cover restaurant/function suite providing an ideal wedding venue, hotel reception, guest lounge with feature fireplace, bar lounge, further restaurant/breakfast room, large and well-equipped commercial kitchen with additional service areas, eight en-suite guest bedrooms and a detached two-storey, 1-bedroom cottage suite which could be utilised as a bridal suite for weddings, or alternatively, owners/manager's accommodation.

Externally, the Mill House is set in approximately six acres in a tranquil wooded valley which, subject to planning consent, could provide further leisure development within the grounds. To the front of the Mill House is a sizeable slate-paved beer garden with a large timber gazebo providing further sheltered alfresco opportunities and also a wedding ceremony venue. The property has parking for approximately 60 vehicles from the main car park at the front and also the overflow car park to the rear of the function suite.

For further information, interested parties are welcome to view our clients' website (www.themillhouseinn.co.uk).

THE BUSINESS

The Mill House is a long established and popular licensed business, which we understand has been trading since the 1950s. The Mill House has been mentioned in several Guides and publications, including Alastair Sawday's Special Places Pubs & Inns and the Good Pub Guide. The restaurants trade for lunch and evening dinners and the modern sumptuous restaurant offers an ideal space for private and corporate functions in addition to weddings. This thriving establishment also enjoys a strong local trade for drinks and Sunday lunches.

The guest bedrooms offer a bed and breakfast tariff ranging from £85 to £180 per room per night, depending upon the season. The draft accounts for the latest financial year show sales in excess of £500,000, with good levels of profitability. Further detailed information will be provided to seriously interested parties following an initial viewing appointment.

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.

SERVICES

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

BUSINESS RATES

The property has a Rateable Value of £40,000 (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. (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 Mill house has an EPC Rating of D under Certificate Reference Number 9466-3062-0536-0100-0825.

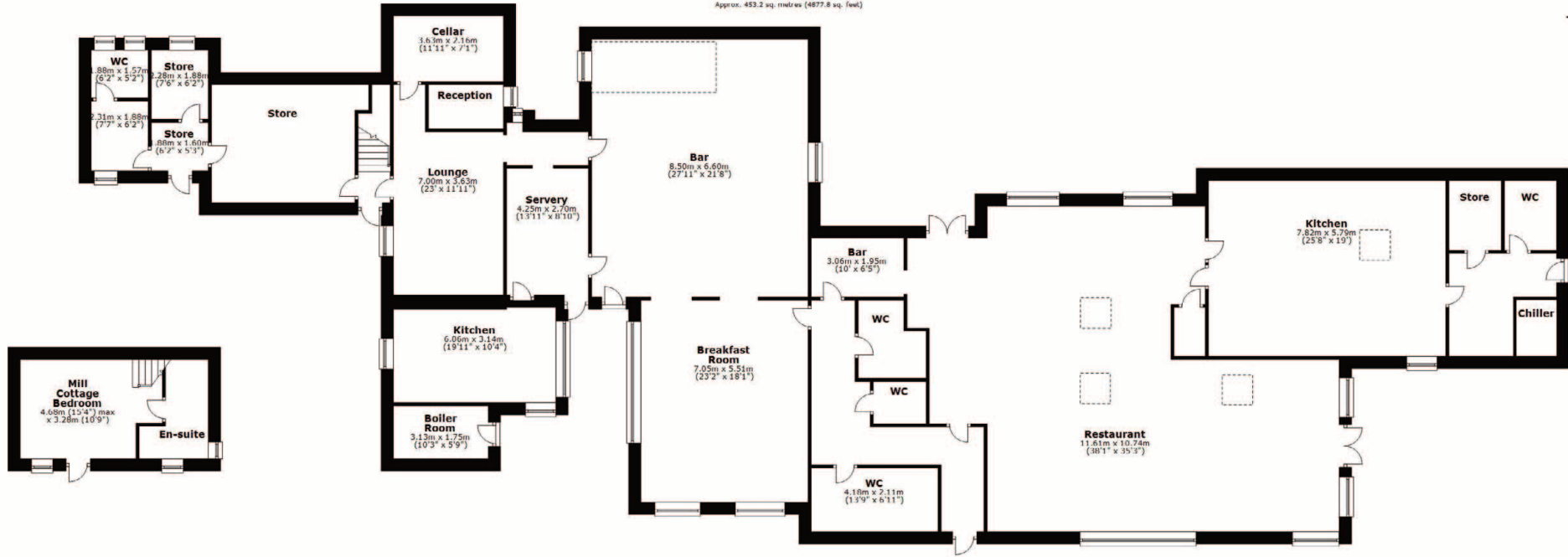
VIEWING

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





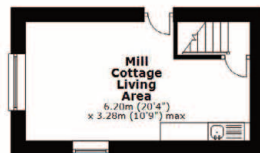
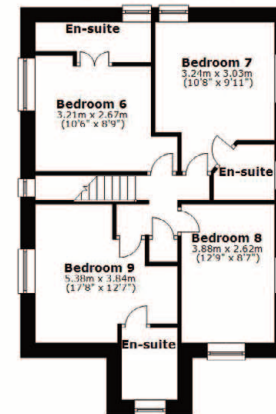
Ground Floor
Approx. 453.2 sq. metres (4877.8 sq. feet)



First Floor
Approx. 178.9 sq. metres (1925.8 sq. feet)



Second Floor
Approx. 61.2 sq. metres (658.4 sq. feet)

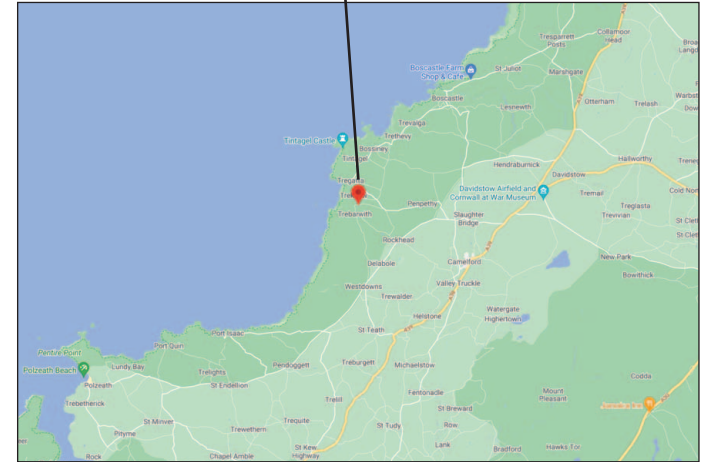
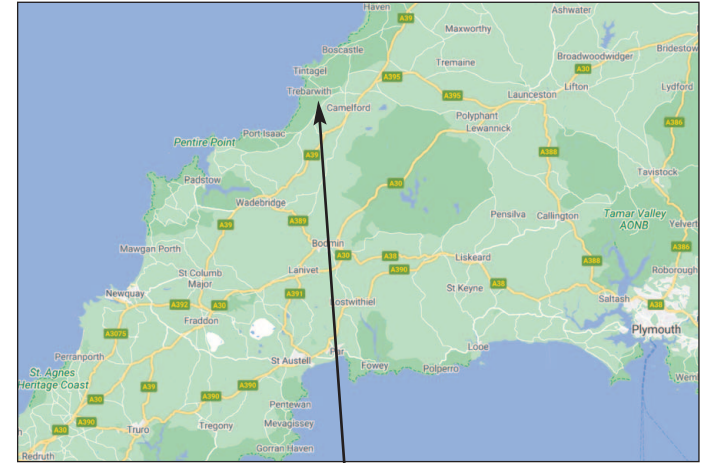


Total area: approx. 693.2 sq. metres (7462.0 sq. feet)

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. Plan produced using Planup.

The Mill House, Trebarwith Strand





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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.