



BOSCAWEN HOTEL

BOSCAWEN HOTEL
PLEASE DO NOT
OCCUPY
OR USE ACCESS
TO DRIVE

Boscawen Hotel
• Free House
• Home Cooked Food
• Live Music
• Great Atmosphere
01726 821826



THE BOSCAWEN HOTEL

FORE STREET

ST DENNIS CORNWALL

PL26 8AD

- Landmark freehouse restaurant, central village location
- Traditional style bar restaurant areas for 50+ covers
- Accommodation includes six en-suite letting bedrooms
- Garden and car parking area
- Requires complete refurbishment and re-equipping throughout
- The Granary Building (Optional - available on separate terms)



NIL PREMIUM NEW LEASEHOLD SOLE AGENT

LOCATION

The Boscawen Hotel is located in the centre of the village of St Dennis which lies close to St Austell (approximately 12 miles), accessed via the B3279, and close to the A30 main trunk road through Cornwall. Truro lies approximately 25 miles distant.

DESCRIPTION

The Boscawen Hotel comprises an 18th Century detached granite and stone construction under a pitched slate roof, with later additions to the rear, a rear garden area and car parking to the front.

THE BUSINESS

The Boscawen Hotel has been closed for over 12 months but previously traded as a community freehouse restaurant with letting facilities.

ACCOUNTS

No financial information is available.

SERVICES

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

FIXTURES & FITTINGS

No fixtures and fittings are available with the property. A complete refurbishment and re-equipping will be required.

BUSINESS RATES

The property has a Rateable Value of £2,700 (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 L115006029. (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 B under Certificate Reference Number 9027-0487-8933-0461-0410.

ACCOMMODATION (Areas are approximate)

MAIN ENTRANCE

MAIN BAR AREA (5.45 x 5m)

BAR SERVERY

With mahogany counter.

ADJACENT BAR (9 x 4m)

Fire place and fully carpeted.

GENTS WC

Urinal, wc and wash hand basin.

LADIES WC

Two wc and wash hand basin.

BAR SERVERY

Single counter.

BAR DINING AREA (9 x 4m)

Wood flooring and open stone wall.

STAIRWAY TO FIRST FLOOR

BEDROOM 1 (3.75 x 4.2m)

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

BEDROOM 2 (4.05 x 4.9m)

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

BEDROOM 3 (3.8 x 2.75m)

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

BEDROOM 4 (3.25 x 3.75m)

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

BEDROOM 5 (3.35 x 3.25m)

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

BEDROOM 6 (3.7 x 3.5m)

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

STAIRWAY TO LOWER KITCHEN AREA

KITCHEN (4.4 x 3.8m)

Stainless steel cladding and stainless steel sink area. Door to rear yard.

BEER CELLAR

With cellar cooling unit.

STORE ROOM

BAR AREA

TWO WC

OUTSIDE

To the front is car parking area for approximately six to eight cars.

PRICE

Nil premium.



TENURE - BOSCAWEN HOTEL

The Boscawen Hotel is available on a leasehold basis on a new 5-year lease with an asking rental of £10,000 for the first year rising to £20,000 at Year 2.

THE GRANARY (OPTIONAL)

The Granary comprises detached property consisting of a 2-bedroom maisonette, and a 1-bedroom flat, both of which could also be utilised as letting accommodation or owners' accommodation. Available on similar terms at a rent of £15,000 per annum.

CONDITIONS

Ingoing tenant to pay a security deposit (amount to be confirmed), together with landlord's reasonable legal costs for a new lease.

VIEWING/FURTHER INFORMATION

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

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