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THE FOX'S
REVENGE

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FOX'S REVENGE CARVYNICK FARM SUMMERCOURT CORNWALL TR8 5AF

- **Landmark freehouse restaurant within Carvynick Park**
- **Quality refurbished bar restaurant areas for 100+ covers**
- **Extensive garden areas with barn and outside pizza operation**
- **Car parking for 100+ cars**



**OIRO £50,000 FOR THE LEASEHOLD INTEREST TO
INCLUDE FIXTURES & FITTINGS PLUS SAV**



LOCATION

The Fox's Revenge is located within the centre of Carvynick Farm Estate, close to the village of Summercourt, and is accessed via the main A30 trunk road through Cornwall, with Newquay lying approximately 9 miles distant, St Austell 9 miles and Truro 10 miles.

DESCRIPTION

The Fox's Revenge comprises a Grade II Listed, detached two-storey granite and stone construction under a pitched slate roof, constructed in 1686 with later extensions and front patio garden areas, extensive car parking and trading areas with barn.

THE BUSINESS

The Fox's Revenge offers a unique opportunity to acquire a landmark, freehouse restaurant which, until recent times, has won many accolades. Situated in mid-Cornwall close to the A30 with easy access to the town of Newquay and City of Truro. Please note that the business has ceased trading.

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

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 £31,750 (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 L120000542. (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.)

ACCOMMODATION (Areas are approximate)

MAIN ENTRANCE

MAIN FRONT BAR (9.8 x 4m)

Traditional style, yet contemporary bar dining area with open beam ceiling; slate floor; feature log-burner; raised area equipped with a range of settees and armchairs.

MAIN BAR

Double return servery with oak top and panelled front. Equipped with a range of bottle display refrigerators and coffee machine.

MAIN RESTAURANT AREA (7.75 x 10.5m)

Similar style restaurant dining area with open beam ceiling; slate floor; two feature fireplaces with log-burners. Fully fitted and equipped for 50+ covers.

PRIVATE DINING AREA (4.75 x 4.25m)

Private area fully fitted and equipped for 20+ covers.

PASSAGEWAY

GENTS TOILET

WC and wash hand basin.

LADIES TOILET

Two wcs and wash hand basin.

DISABLED TOILET

BEER CELLAR

Equipped with cellar cooling unit, ice making machine and glass washer.

STAIRWAY TO FIRST FLOOR

MAIN DINING AREA (15.5 x 4.25m)

Extensive dining area similarly refurbished and decorated to a quality standard. Fully fitted and equipped for 50+ covers.

BAR COUNTER

PASSAGEWAY

KITCHEN (5.5 x 6.1m)

Fully fitted and equipped kitchen area with aluminium extraction hood; Lincat 6-hob oven; Lincat grill; two counter refrigerators; Rational steam oven; deep fat fryer; stainless steel sink and power wash.

PREPARATION ROOM (3.4 x 2.4m)

Equipped with range of stainless steel bench units.

REFRIGERATION ROOM (3 x 3.65m)

Equipped with a range of refrigerators and freezers.

STORE ROOM

OFFICE

REAR STAIRWAY TO GROUND FLOOR

OUTSIDE

To the front of the property lies a delightful enclosed patio area equipped with picnic bench table seats, gravel driveway and delightful lawned garden area.

To the side of the property lies a tiered lawned garden area, similarly equipped with picnic bench table seats and which formerly housed a commercial Teepee.

CAR PARK

Extensive car parking is available to the front of the property off the main driveway for circa 100 cars.

ENERGY PERFORMANCE CERTIFICATE

Due to the Listed nature of the building we have been advised that an EPC Certificate is not required.

TENURE

The Fox's Revenge is being offered on a new 10 year lease at a rent of £50,000 per annum on fully repairing and insuring terms.

PRICE

Offers invited in the region of £50,000 for the new leasehold interest to include fixtures and fittings.

VIEWING/FURTHER INFORMATION

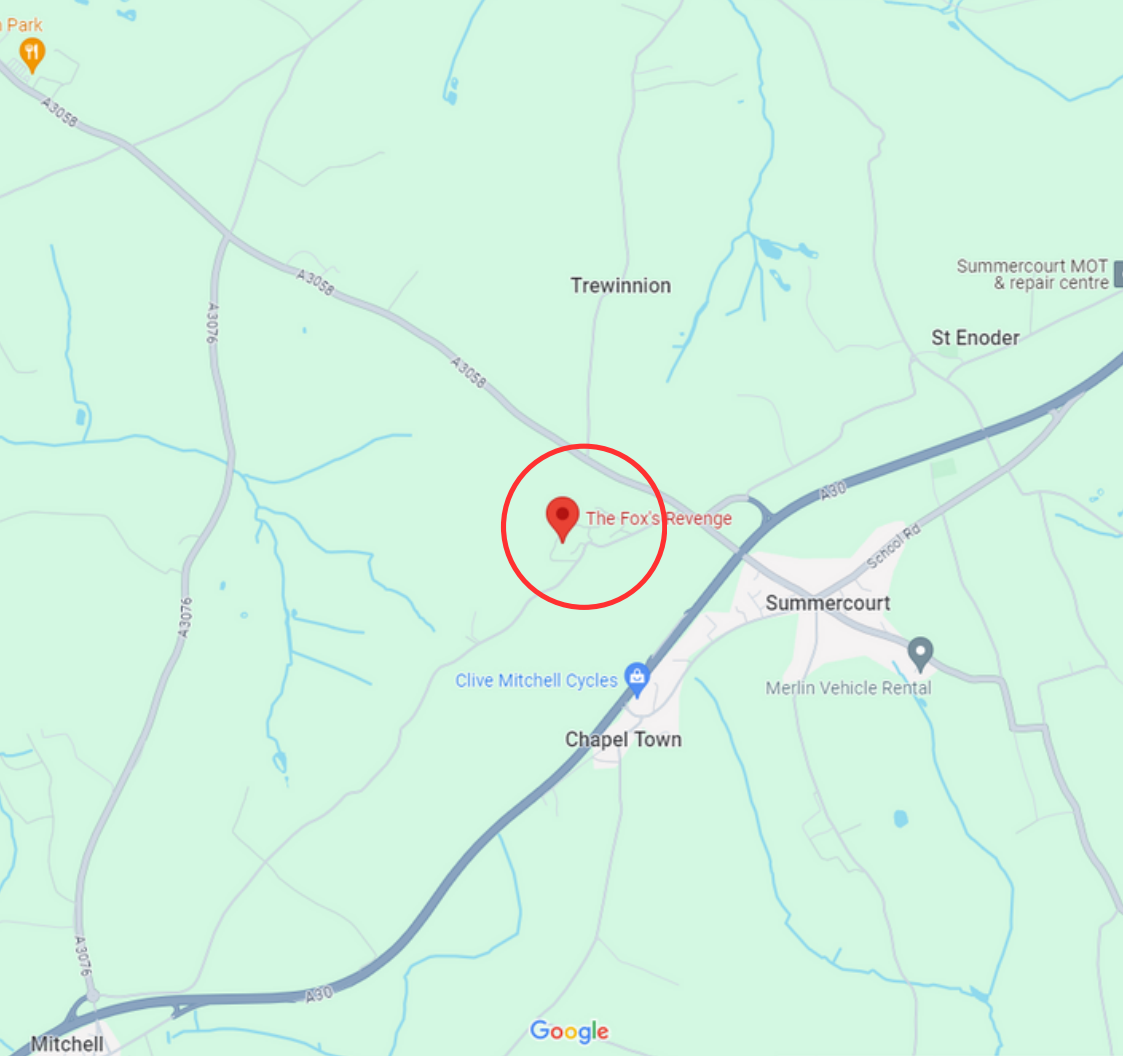
Viewing strictly by appointment with SBC Property the sole selling agents.

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