



THE BOLINGEY INN



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PENWARTHA ROAD

BOLINGEY, PERRANPORTH

CORNWALL TR6 0DH

- **Idyllic freehouse restaurant in central village location**
- **Quality bar restaurant areas for 50+ covers**
- **Outside trading areas and car parking**
- **Delightful owners' 3-bedroom accommodation**



**OFFERS INVITED FOR THE LEASEHOLD INTEREST TO
INCLUDE FIXTURES & FITTINGS PLUS SAV**



LOCATION

The Bolingey Inn is located in the centre of the delightful village of Bolingey, which lies approximately half a mile from the coastal resort town of Perranporth, with Truro approximately ten miles and St Agnes, five miles distant.

DESCRIPTION

The Bolingey Inn is an idyllic 17th Century public house and comprises a detached two-storey granite and stone construction under a pitched slate roof with later extensions. Outside is a patio area, car parking and garaging.

ACCOUNTS

Financial information will be made available to seriously interested parties following an initial viewing appointment.

THE BUSINESS

Bolingey Inn is a popular pub and has traded for many years with a loyal local following with a seasonal boost. Approximate split between wet and dry averages 50:50 throughout the year. The pub is open five days a week, closing Monday and Tuesday.

SERVICES

Services connected to the premises include mains water, drainage, electricity and LPG gas 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 £9,000 (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. (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

PASSAGEWAY

MAIN BAR (5.8 x 4m)

Traditional, yet homely style bar area with wood flooring, open-beam ceiling, feature fireplace and equipped for circa 10-15 covers.

BAR SERVERY

Oak return counter with cash register, bottle cooler, glass washer and Altro flooring.

RESTAURANT DINING AREA (8 x 7.55m)

L-shaped homely style dining area with open-beam ceiling, feature fireplace, part-carpeted, part-wood flooring and fully fitted and equipped for 30+ covers.

PASSAGEWAY TO TOILETS

GENTS TOILET

Urinals, wc and wash hand basin.

LADIES TOILET

Two wcs and wash hand basin.

KITCHEN (5.05 x 3.8m)

Well equipped kitchen area with aluminium extraction hood, 6-burner gas range, twin deep fat fryer, turbo-fan oven, two microwaves, range of refrigeration and freezer units, dishwasher, Weyroc cladding and Altro flooring. Door to yard.

YARD

Storage shed.

STAIRWAY TO FIRST FLOOR

SITTING ROOM

Fully carpeted, front.

OFFICE

BEDROOM 1

Front double, carpeted.

BEDROOM 2

Rear double, carpeted.

BEDROOM 3

Rear double, carpeted.

DOMESTIC KITCHEN

Fitted and equipped with a range of worktops, eye-level units, electric hob oven and integral dishwasher.

BATHROOM

Shower, wc and wash hand basin.

OUTSIDE

To the front of the property lies a small enclosed terraced area equipped with picnic bench table seats and a similar area within the pub car park.

BEER CELLAR

Located in a detached outbuilding.

GARAGE

Single-storey garage.

CAR PARK

Parking for 10-15 cars.

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of E under Certificate Reference Number 6515-4339-7409-5364-7969.

TENURE

The Bolingey Inn is being offered on the remainder of a 20-year lease from Punch Taverns from 18 June 2007. However, the lease is fully protected under the Landlord & Tenant Act 1954 so there is automatic right of renewal at lease end.

RENT

Passing rent £26,000 per annum with a full tie from Punch Taverns but free for one ale and spirits.

PRICE

Offers are invited for the remainder of the lease.

VIEWING/FURTHER INFORMATION

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

SBC Property
Daniell House
Falmouth Road
Truro
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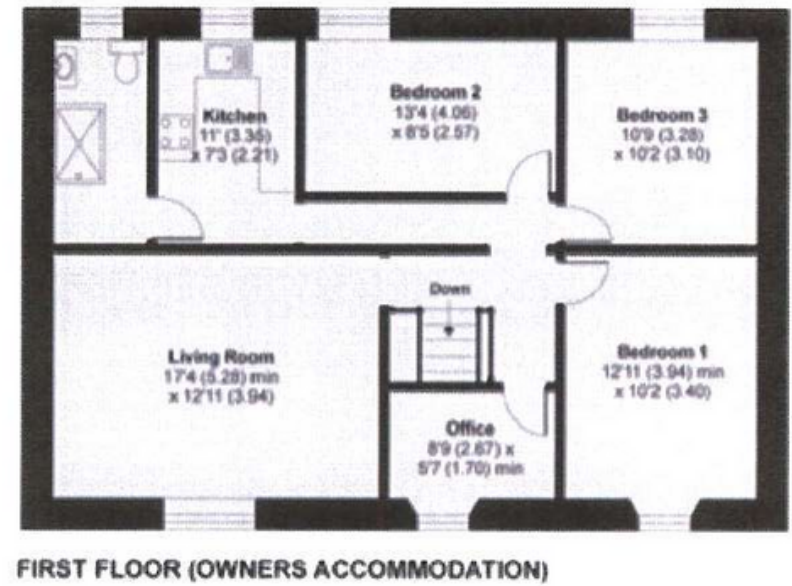
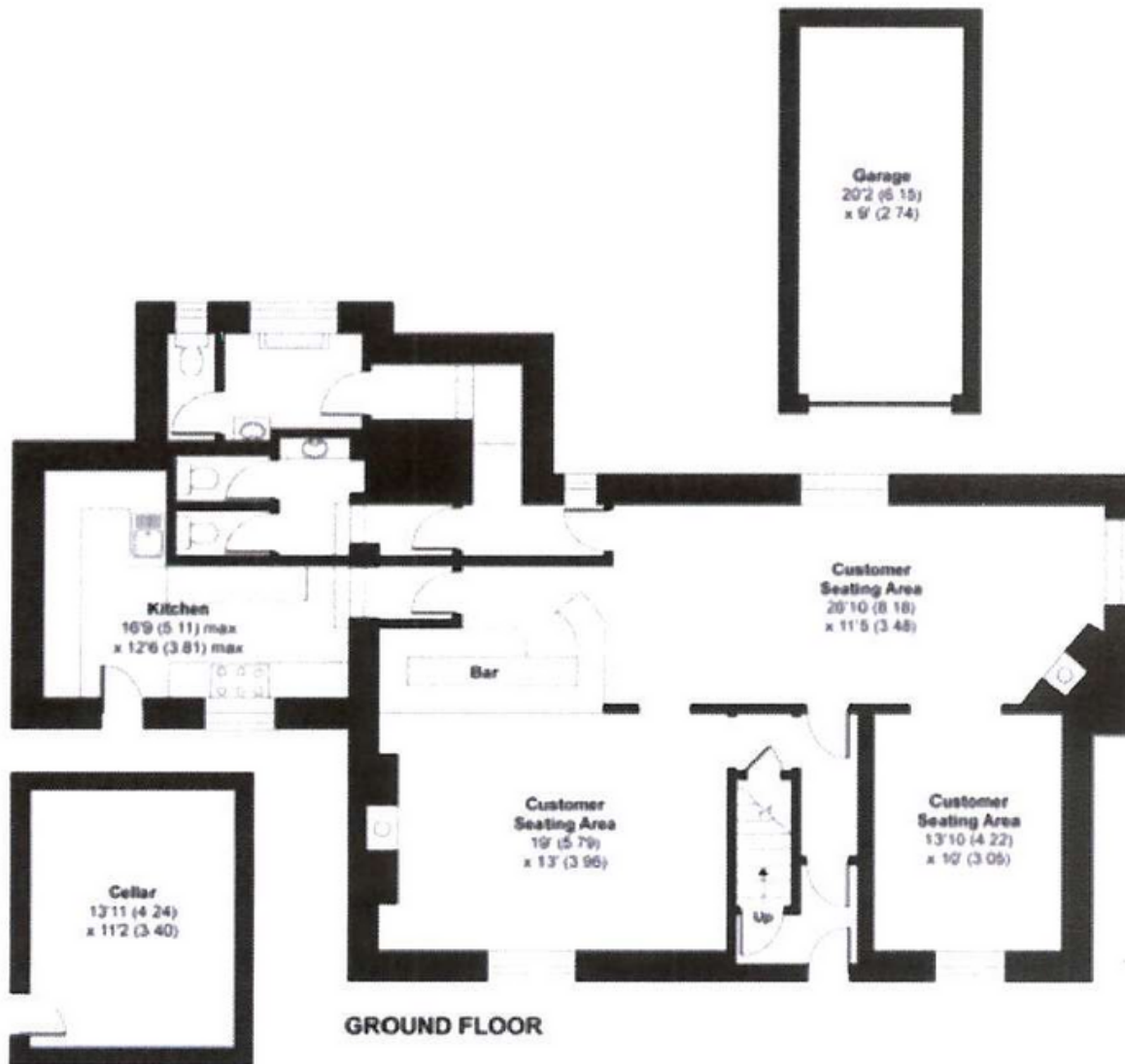
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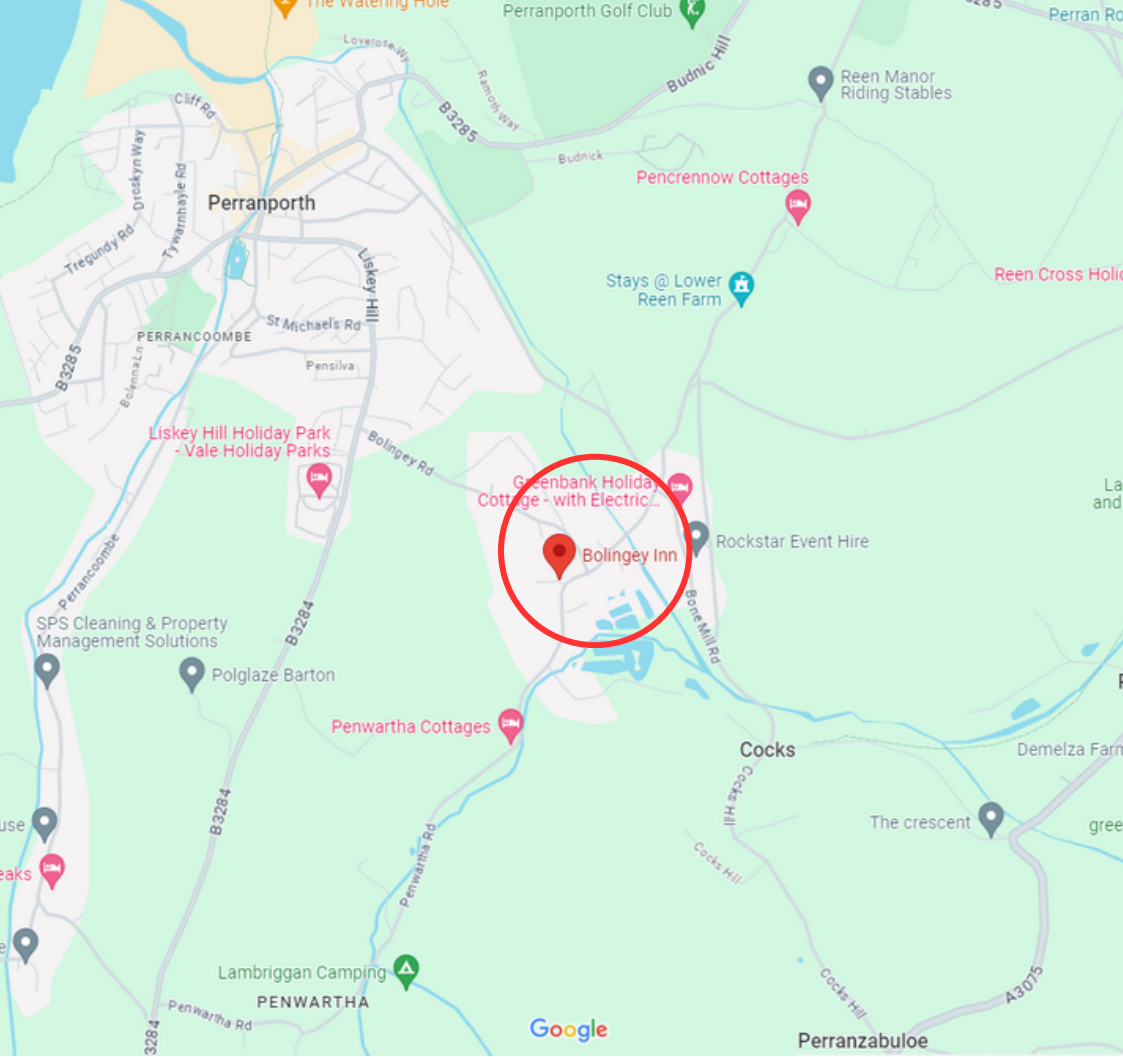




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For identification only - Not to scale





CHARTERED SURVEYORS

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