

THE COACH & HORSES

**KENNEGGY DOWNS • ROSUDGEON • PENZANCE
CORNWALL • TR20 9AW**



A substantial detached roadside inn which is stone build under a pitched slate roof. To the front of the pub there is a large tarmac car park with parking for approximately 30 cars.

Character Main Bar • Restaurant • Rear Trade Area • Commercial Kitchen • Five Potential Letting Rooms
Three Bed Owners Accommodation • Car Park • Trade Garden
Currently closed • Genuine potential

The successful applicant will require funds for rent/insurance in advance, plus stock/glassware and working capital.

**RENTAL OFFERS INVITED FOR A NEW 20 YEAR
FREE OF TIE LEASE
GUIDE RENT OF £30,000 p.a.**

Ref: 2101

LOCATION

The Coach and Horses is situated on the A394, 3 miles from Marazion and 6 miles from Helston on the attractive south Cornish coast. The popular beach at Praa Sands is only just over a mile away and St Michaels Mount, a tidal island 350 metres off Marazion is a popular visitor attraction. The town of Penzance is 7 miles to the west, and Lands End, the most westerly point of mainland Britain is a further 10 miles on. The A30 trunk road is 4 miles to the west and runs up through the centre of Cornwall before connecting with the M5 motorway at Exeter (110 miles).

DESCRIPTION

The Coach and Horses is a detached property with stone walls under a pitched slate roof. The pub enjoys a wealth of character features including beamed ceilings, open fires and exposed stonework. The main bar area is T-shaped and there are two further trade areas at the rear and a separate 24 cover restaurant, served by a good sized trade kitchen. With five potential letting rooms on the first floor along with a 3 bedroom owners apartment, the pub offers the opportunity for new owners to build a substantial business. Outside there is a large car park, a lawned trade garden and an adjoining field that could be used for camping, caravans or similar subject to obtaining the necessary permissions

The property briefly comprises:-

Glazed door to:- **SMALL ENTRANCE PORCH** With quarry tiled floor and glazed door to:-

'T'SHAPED MAIN TRADE AREA

FRONT TRADE AREA

With windows to the front (plus window seats), attractive stripped wooden flooring, 2 open fireplaces with stone surrounds and chimney breasts over, one with a cast iron wood burner. Beamed ceilings, exposed stonework and seating for approximately 30. Attractive timber topped and fronted **BAR SERVERY** with non slip flooring and shelving for glass storage etc. To the front of the bar servery there is a further **TRADE AREA** with attractive stripped wooden flooring, wall light points and beamed ceiling. To the left hand side of the front door is:-

RESTAURANT (approximately 24 covers) with 3 windows to the front, beamed ceiling, attractive stripped wooden flooring and central heating radiators. Door to:-

GENTS CLOAKROOM

With non slip flooring, 3 wall hung urinals, single cubicle with close couple WC, vanity unit with inset wash hand basin and timber clad walls to dado rail.

LADIES CLOAKROOM

With non slip flooring. 2 cubicles with close couple WC's, vanity unit with inset wash hand basin and timber clad walls to dado rail.

REAR TRADE AREA (seating for approximately 38)

Windows to both sides, glazed door to the left hand side giving access to the trade garden. Open fireplace with stone surround and chimney breast over. Central heating radiators and beamed ceiling. Door to:-

COMMERCIAL KITCHEN

With limited equipment

SMALL STORE ROOMS

with shelves for dry goods storage. Door to :-

REAR LOBBY

STAFF WC

Window to the rear, close couple WC and wash hand basin. From the Rear Lobby there is a door to the outside. To the rear of the Bar there is a **TEMPERATURE CONTROLLED BEER CELLAR** with ring main and python system plus rear access door. From the rear of the Trade Area, there is a door and staircase to:-

FIRST FLOOR LANDING

Doors to **POTENTIAL LETTING ROOMS** - (subject to all necessary consents)

POSSIBLE LETTING ROOM 1 (DOUBLE)

Window to the side and central heating radiator. Door to WC with window to the rear and close couple WC. Door to:-

POSSIBLE LETTING ROOM 2 (DOUBLE)

Windows to the side with open views and central heating radiator.

POSSIBLE LETTING ROOM 3 (DOUBLE)

Window to the side and central heating radiator.

POSSIBLE LETTING ROOM 4 (SINGLE)

Window to the side with open views and central heating radiator.

POSSIBLE LETTING ROOM 5 (DOUBLE)

Window to the side and central heating radiator. Door to:-

OWNERS FLAT

L shaped corridor with doors to:-

LOUNGE

A good sized room with 2 windows to the front, central heating radiator and sloping ceilings.

KITCHEN

Window to the front, tiled floor, a range of white base and wall units with black marble effect rolled edge work surfaces over and tiled splashbacks. Inset 4 ring electric hob, built in electric oven, inset single stainless steel sink and drainer, plumbing for washing machine and central heating radiator. Door to loft space.

BEDROOM/OFFICE

Small single room, window to the front, central heating radiator and sloping ceilings.

SMALL BEDROOM (SINGLE)

Window to the front and central heating radiator.

MAIN BEDROOM (DOUBLE)

Two windows to the side with open views and central heating radiator.

BATHROOM

Window to the side, suite comprising panelled bath with tiled surround and electric shower over, pedestal wash hand basin, central heating radiator.

SEPARATE WC

Close couple WC, window to the side, tiled floor.

OUTSIDE TO THE FRONT

There is a large tarmac **CAR PARK** with parking for approximately 30 - 35 cars. To the left hand side there is a **LAWNED LEVEL TRADE GARDEN** with walls surrounding, gravelled seating area and further paved patio area overlooking the surrounding fields. To the right hand side a tarmac driveway leads to:-

DETACHED BUILDING

Comprising 2 single Garages and 2 Store Rooms, one with a built in fridge unit and plumbing for a washing machine. **TO THE SIDE AND REAR OF THE DRIVEWAY AND GARAGE IS:-**

LARGE LEVEL GRASS FIELD

Approximately 2-3 acres which could potentially be used for camping or lodges, subject to the usual permissions. To the **RIGHT HAND SIDE** there is an additional tarmac **CAR PARK** with parking for approximately 12 cars.

GENERAL INFORMATION

Applicants will be required to provide detailed background information and a business plan to be approved by the lessors. A personal licence is also necessary. References and a credit check will also be applied.

GENERAL INFORMATION

RATEABLE VALUE

£13,800. Rates payable £5,975.40. Council Tax Band B. For information, we advise you to contact the Local Authority, Cornwall Council Tel. 0300 1234181

TENURE

The Coach & Horses is owned by the Wellington Pub Company and managed by Criterion Asset Management.

The property is to be let on a new 20 year lease with fully repairing and insuring terms which will be completely free of tie. Rent reviews will be every 5 years (upwards only plus annual RPI rent adjustment). Alternatively the Landlord may consider a shorter term agreement subject to

negotiation. The tenant will be required to make a contribution to the Landlords legal fees.

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SERVICES

We are informed that mains electricity and water are connected. LPG gas. Septic tank drainage.

INVENTORY

A limited inventory may be available by separate negotiation.





Bettesworths



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