



Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

For Sale

Guide Price £365,000

**Bullers Arms, The Square, Landrake, Saltash,
Cornwall PL12 5DY**

0.24 Acres

Summary

- Freehold Village Inn
- Public and lounge bars (38)
- Dining room (24)
- 3 bedroom flat
- Enclose rear beer garden and additional private garden
- Storage barn and car park (6)

Location:

Landrake is a village in East Cornwall, approximately 3 miles West of Saltash and the Devon/Cornwall border. The A38, a main arterial road in the county runs through the village which has a circa 1,000 population. Saltash is the closest town and is largely residential in character, although significant industrial and trading estates are to be found at the north west perimeter of the Town, centred around the Carkeel roundabout, the junction between the A38 and the Saltash to Callington Road (A388). Saltash has a resident population of around 16,200.

The Buller's Arms is at the centre of the village close to the post office and St Michael's church.

Description:

The property is a public house of mainly stone construction over two levels with a pitched tile roof. The property is L-shaped and attached on the South elevation. The elevations are mostly painted rough render and windows are a mix of wood, PVC and metal.

The plot measures 0.24 acres and comprises the pub building, outside gents WC, enclosed patio beer garden and raised lawned beer garden and small customer car park (6).

Trade:

The venue has been run as an investment by our clients and as such no historic accounts are available. The sale includes the transfer of the premises licence.

Fixtures & Fittings:

The sale does not include any items of furniture equipment, trade fixtures and fittings. Any that are left post completion are not warranted for their suitability, safety or ownership. The asking price is for the land and buildings only.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

The pub comprises a central entrance leading to the public bar (9.8m x 4.6m) with stripped wood flooring, exposed wooden ceiling beams and window shutters. Feature fireplace and second stone fireplace. Space for 16 covers. Wooden bar servery. Access to gents WCs. The central lobby opens into the lounge bar (7.5m x 4.9m average) with return bar servery. Access to rear beer garden. Stone fireplace. Space for 12 covers. Raised seating area (3.9m x 3.4m) with space for a further 10 covers and access to ladies WCs and beer cellar (5.8m x 2.2m) with delivery access door from car park. Dining room (5.8m x 4.8m) with space for 24 covers. Flagstone style flooring. Window shutters. Fireplace with brick surround. Food service point. Through room (5.3m x 1.5m) leading to kitchen (4.6m x 4.4m) with extraction (not tested), Walk in store. Access to separate lobby with return door to street and stairway access to the first floor accommodation.

Private accommodation:

First floor landing with access to: Kitchen (4m x 2.8m) . Bedroom/office (3.8m x 3.2m). Bedroom (4.5m x 4.1m max). Store. Lounge (7.1m x 5m). Bathroom and separate WC. Bedroom (5.3m x 3.8m).

External:

Cobbled seating area to the front, customer car park(6), enclosed beer garden (40) and raised lawned beer garden for occasional use or tenant use only. In addition there is a small barn/store with access to street and beer garden (4.9m x 4.8m).

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Awaited.

Planning:

Use classes sui generis for Leisure - Applicable to recreational sites and enterprises and public House / Bar / Nightclub plus C3 elf Contained Flat (Includes Maisonette / Apartment)would mean this property could be used for E class uses which include retail, cafe/restaurant, creches, indoor recreation and gyms. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £5,000. Small business relief will apply. Council tax band A

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available freehold at a guide price of £365,000 plus VAT. Offers can be sent by post or email for the attention of Michael Easton. In order that we can give detailed consideration to all the offers received, we ask that the following information is included:

- The name and address of the purchaser
- The headline amount offered
- Any conditions
- Proof of funding
- Solicitor details

It should be noted that our client is under no obligation to accept the highest offer or indeed any offer submitted.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

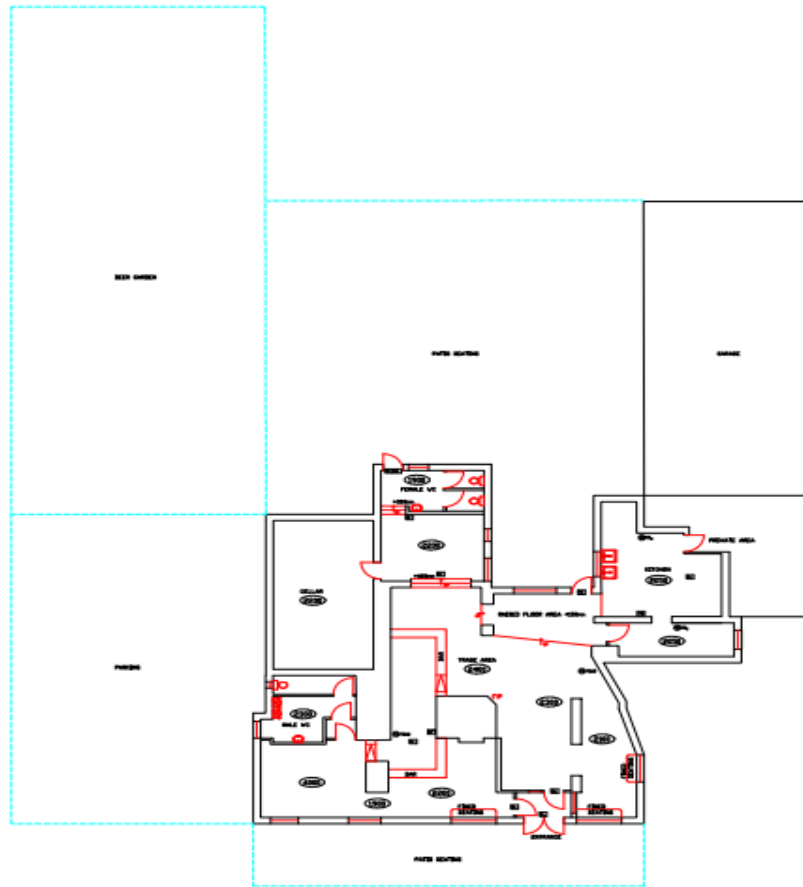
VAT:

The property has been elected for VAT and therefore VAT will be charged on the price.

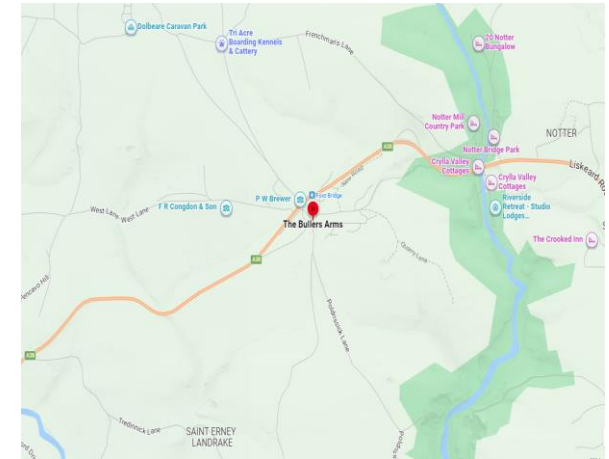
Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.





BUILDING SURVEYED AREA - 830 SQ. M
 88 LOCATED IN PRIVATE AREA ON FIRST FLOOR
 SCALE 1:100
 GROUND FLOOR



CONTACT THE AGENT

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