



**New Lease**

Rental **£16,500-£18,500 pax**  
Leasehold Nil Premium

Mount Ambrose Inn, 86, Mount Ambrose,  
Redruth, Cornwall TR15 1QR

1,374 Sq Ft  
(127.70 Sq M)

## Summary

- Prominent trading position
- Open plan public bar
- Enclosed rear beer garden
- Suit experienced operators
- 4 bed accommodation
- Alternative commercial uses considered

### Location:

Redruth, with the surrounding towns of Pool, Camborne, Carn Brea and Illogan is the largest conurbation in Cornwall with a population of approximately 55,400. Redruth itself has a resident population of around 14,000.

Redruth lies approximately ten miles from Truro, the retail and administrative capital for Cornwall, but Redruth itself is an important transport hub. The railway station is a railhead for both Helston and the Lizard, and there are frequent buses connecting the three places. The railway station is served by trains from Paddington, as well as the Midlands and the North. Redruth is next to the main A30 road and thus has access to the main route out of the county as well as routes to the far West, North Cornwall, South East Cornwall and Plymouth.

The Mount Ambrose Inn is within a residential area on the A393 which bisects the town and provides great visibility for passing trade.

### Description:

An attractive roadside Inn forming part of a terrace of similar aged properties of stone construction with a render finish under a pitched slate roof. To the rear is a single storey flat roof extension to provide for customer toilets. In addition, there is a single storey store and beer cellar. The Mount Ambrose Inn provides for a single bar operation that is supported by the surrounding residential area and those passing on the A393.

### Accommodation:

The property is accessed from the front via an entrance porch leading to the public bar, which is 'L' shaped to provide a wooden bar servery, window seating, space for circa 18 covers in addition to an area that can easily accommodate a pool table. The trade area measures 13.3m x 3.7m plus 4.8m x 3.2m. There are exposed ceiling beams and stone walling, feature fireplace and inglenook fireplace with inset wood burner (not tested). Ladies and gent's WC's. Inner hallway to rear beer garden, access to upper floor, understairs store housing gas fired boiler, and kitchen. Kitchen (4mx 3.9m max) - unfitted but with non-slip flooring, plastic boarding and extraction (not tested).

### Private Accommodation:

The first floor is accessed internally and may suit splitting for two sets of accommodation (1 bed flat and 3 bed flat). Currently laid out to provide bedroom (3m x 3.1m), lounge 4.1m x 3.6m) shower room WC, bedroom (3.6m x 2.5m), bedroom (3.6m x 2.7m) with wash hand basin, bedroom (3.6m x 3.3m) with wash hand basin, store, office/bedroom (2.4m x 2.1m), bathroom WC.

### Outside:

To the front there are two terrace areas, one with smoking shelter, the larger rear beer garden is enclosed and paved and provides ample space for customer benches, cover seating area and potential

area for an outside band. Rear access gate. Beer cellar (2.8m x 2.3m) with useful adjoining store and workshop (9.3m x 2.9m).

### Fixtures & Fittings:

The trade areas and kitchen are without inventory which the ingoing lessee will need to provide.

### 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:

D (86)

### Planning:

Sui Generis.

### Business rates:

The rateable value effective 1st April 2023 is listed at £5,000. Interested parties are advised to make their own enquiries with regard to current rates and council tax payable. Council Tax Band A.

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

### Terms:

On behalf of Keltek Brewery we are looking for experienced operators for this excellent community local. Keltek brews award winning products and this will be made available to the tenants at competitive wholesale pricing subject to a minimum spend of £15,000 per annum covering all available products but tied only to 50% of the real ale available of site and one lager.

Rent year 1	Rent year 2	Rent year 3	Rent year 4
£16,500	£17,000	£17,500	£18,500

A levy of £10,000 is payable per annum in lieu of the move to free of tie of the majority of products.

Our client may consider alternative uses subject to a business plan based on experience and capital available to the applicant. Should there be a move away from the nominated supply agreement the guide rent will increase in order to reflect this.

Terms will be agreed by negotiation. The lease will be protected by Part II of the Landlord and Tenant Act 1954. The rent will be subject to annual increases in line with the retail price index. The lease is assignable after the end of the first two years and will be let on fully repairing and insuring terms. The first three months' rent, and other contractual charges will be payable in advance and the deposit payable will be 25% of the final agreed rent. In addition, you will need to provide funds for professional advice, investment and working capital - the amount will be dependent on your business plan.

Applicants are invited to submit rental offers for a new lease. An application form must be completed in all cases (available on request). A business plan and proof of funding must be provided prior to interview.

### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction. The ingoing tenant is responsible for both parties reasonable 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:

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable.

## Code

### for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

### Further information and viewings:

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



## CONTACT THE AGENT

**Mike Easton**

Tel: **07527 388045**

Email: [measton@vickeryholman.com](mailto:measton@vickeryholman.com)

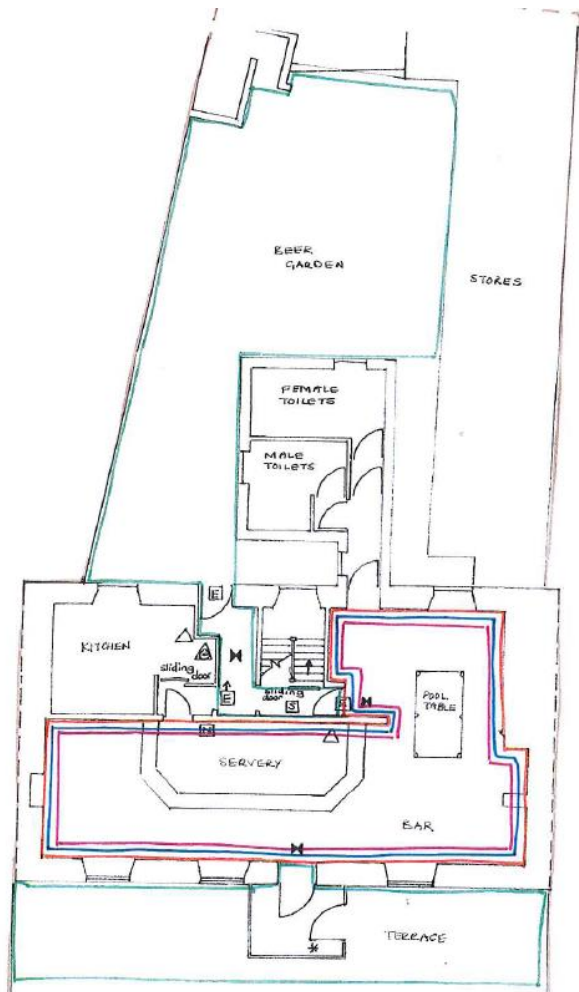


**Truro Office**

Walshingham House, Newham Quay

Truro TR1 2DP





-  Fire exit sign
  -  Emergency light
  -  fire notice
  -  smoke detector
  -  extinguisher
  -  fire blanket
  -  door kept open during business hours
- 
-  perimeter
  -  retail and consumption of alcohol
  -  consumption of alcohol
  -  entertainment
  -  late night refreshment

