



To Let

£5,000 ingoing plus deposit
Starting rent £27,500 pax

Fox And Hounds, Scorrier, Redruth,
Cornwall TR16 5BS

0.5 Acres
(0.2 Hectares)

Summary

- Attractive building with charming public bar
- New lease 5 year lease available
- £5,000 premium
- Owned by Award Winning Cornish Brewery
- 3 Bedroom Accommodation
- Ample Car Parking
- Terrace and beer garden

Location:

Scorrier is a village within the St Day Parish situated on the edge of Redruth and close to the A30. The position is ideal to attract passing trade and the venue has plenty of kerb appeal. The north coast at Porthtowan is circa 4 miles with other well regarded beaches being in close proximity.

Description:

The Fox and Hounds is a traditional village Inn with considerable charm and character providing for attractive public bar and break out dining areas.

Overall there is space for 40 internal covers whilst outside there is useful bench seating to the front and beer garden with space for 20 benches. In addition there is a customer car park (30) and three bedroom flat with lounge and bathroom.

A good example of a charming roadside inn and a great opportunity for new operators .

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition). Access to the front via an entrance lobby with door either side leading in turn to the main bar. Public bar (16.5m x 3.7m) with central bar servery and breakout dining areas to each end, providing space for 26 covers overall. Exposed wooden ceiling beams, exposed or painted stonewalling, some wooden settles. Exposed stone fireplace to each end. Twin recess areas, one used for a darts oche and some seating, the other for dining with space 12 covers. Ladies WCs. Walk in storage cupboard. Rear lobby leading to gents WCs. Accessed from the bar there is a still room (3.6m x 2.5m) leading to kitchen (3.7m x 3.7m) with extraction (not tested) leading to rear store and utility (4m x 2.9m). Inner lobby leading to washroom (4.2m x 3.3m) and beer cellar (4.5m x 2.8m)

The **private accommodation** is at first floor and accessed from a separate lobby at the rear or internally from the public bar. Landing with access to bathroom, bedroom/office (3.6m x 2.1m), bedroom (3.5m x 2.1m), lounge (5.5m x 3.7m) through to bedroom (3.7m x 3m)

External:

Level customer car park for 30 vehicles. Front terrace with space for 6/7 benches. Lawned beer garden with space for circa 20 benches. Garage/store (4.8m x 3m).

Services:

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

EPC / MEES:

C(58)

Planning:

Sui Generis.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £5,000 as of 1st April 2023 and qualifies for small business rates relief. Council tax band A.

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

Terms:

Offered by way of a new 5-year assignable lease on a full repair and insure basis. Rent schedule as below:

A levy of £1,000 pcm is payable in lieu of the move to free of tie of the majority of products. Brewery tie to 50% of real ale and one lager only with minimum order of £18,000 per annum. Premium £5,000 plus VAT. In addition the landlord's legal costs of c£5,000 to be paid on agreement of terms, with the reminder at completion. 3 months rent (year 4) as deposit.

	Per annum
Year 1	£27,500
Year 2	£28,000
Year 3	£28,500
Year 4	£29,000
Year 5	£29,500

Legal fees:

Tenant responsible for their own and the Landlord's legal fees c£5,000 plus VAT.

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 figures quoted are exclusive of VAT if 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

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