



**To Let**

**Guide rent**

The Croft, Hatt, Saltash, Cornwall PL12 6PJ

6,276 Sq Ft  
(583 Sq M)

# Summary

- Highly visible roadside site on busy A road
- Public and lounge bars with c50 covers
- Separate restaurant with c70 covers
- Additional function suite which can easily accommodate c80 covers
- Large terrace for c150 covers
- Customer car parks
- New tenancy or lease available on free of tie basis
- Great lock up opportunity

## Location:

Hatt is a hamlet on the A388 between Saltash and Callington. A busy area with good transport links there are many nearby attractions along the West banks of the River Tamar; the China Fleet Country Club and St Mellion Estate are nearby. There has been considerable residential development at Treleden, which will deliver up to 1,000 new homes.

The Croft occupies a highly visible site, set back from the main road and a strong location for a bar

and restaurant business, bolstered by the ability to offer function trade for all occasions.

## Description:

Extensive licenced premises with strong road frontage on the A388 at Hatt. Provides public and lounge bars (50 covers), restaurant (70) and function suite (80) with outside terrace (150) and car parking for 50 vehicles.

## Accommodation:

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

The main trade areas are approached from the rear over the terrace.

Main entrance lobby to reception with office to rear (2.5m x 2.2m). Restaurant (15.3m x 8.3m) with a dual aspect and providing a light and large trading space for at least 70 covers. Includes a service area with open hatch to trade kitchen and in/out doors. Two sets of sliding doors to the terrace, Wooden flooring, exposed ceiling beams, feature wood burner. Double doors to lounge bar.

Lounge bar (17.6m x 8.3m max) with various breakout seating areas and space to easily accommodate 50 covers. Wooden bar servery with return to public bar. Access to ladies, gents and accessible toilets. Wood flooring and exposed ceiling beams. Feature wood burner. Door to public bar.

Public bar (5.8m x 4.8m) with independent access from the front. Return bar servery. two steps up to the anti room linking to the function suite.

Function suite (19m x 7.4m average) with independent access from the rear terrace and providing additional bar servery, dance floor, accessible toilet and aforementioned ante room (8.7m x 6.1m) with ladies and gents WCs.

Between the bar there is beer cellar (6.3m x 3m) and additional store.

Main kitchen (6.7m x 6.2m) with pastry/prep (3.9m x 2.2m) and washroom (9.3m x 1.5m) plus general storeroom (8m x 2.6m min) with walk in chiller and freezer.

Outside there is an extensive rear terrace which can accommodate c150 covers and can be easily split for defied areas with the bar and restaurant

| Approx | sq m | sq ft |
|--------|------|-------|
| Total  | 583  | 6,276 |

## Services:

We understand that mains electricity and water are connected. Private drainage and LPG gas. These services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

Previous C(71) expired Dec 21 and new issue being obtained.

## Planning:

Local authority Cornwall Council.

## Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £49,250 per annum however this includes the chalet accommodation at the rear. The owner will recharge 60% of the rates payable to the tenant.

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

## Terms:

Available by way of either 3-5 tenancy on internal repair and insure basis or longer term assignable lease for minimum 10 years on full repair and insure basis. Subject to applicants experience and available capital. Rent tenancy £50,000 per annum. Rent lease £40,000 per annum. Free of tie. Trade inventory in situ, available at valuation.

## Legal fees:

Tenant to contribute £1500 + VAT towards the landlords legal costs.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

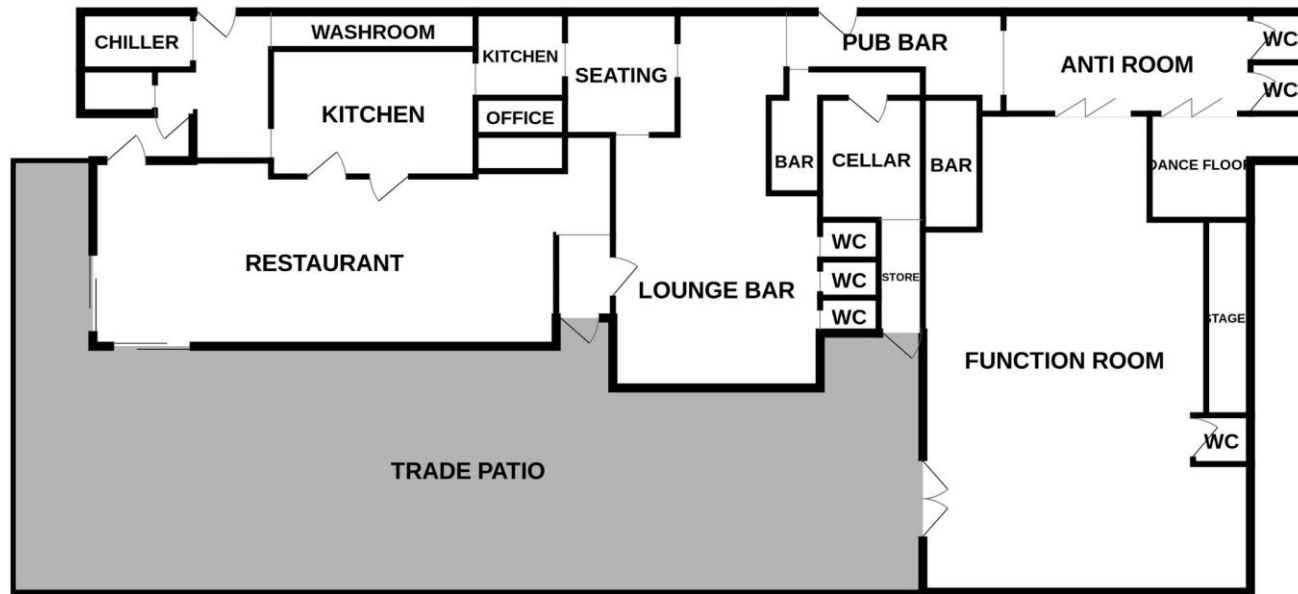
Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

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



## GROUND FLOOR



### CONTACT THE AGENT

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## Floor Plan

*For Illustration Purposes Only*

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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