

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**For Sale**

OIEO £550,000

The Ship Inn, Portloe, Veryan, Cornwall, TR2 5RA

0.27 Acres  
(0.11 Hectares)



## Summary

- Attractive freehold public house
- Coastal village location within Roseland peninsular
- Public bar and dining room (40 covers)
- Two letting bedrooms
- One bedroom flat
- Attractive beer garden c(60)
- Customer car park (12)
- 0.27 acres

## Location:

The Ship Inn is situated in the village of Portloe, within the Veryan parish and the well-regarded Roseland peninsula, which includes the harbour village of St Mawes. The peninsula is almost equidistant between the City of Truro and town of St Austell. The surrounding area is mostly residential and agricultural; the village has a church and another licenced venue, The Luggar. Truro is around 14 miles northwest. The Roseland peninsula is a sought after location to both live and visit.

## Description:

The Ship Inn forms the end of a terrace of similar aged properties on the road leading from the harbour through the village and toward Veryan. The property is mostly over two floors with a single storey on the Western elevation which contains the customer toilets. Stone construction under a pitched tile roof with wooden fenestrations.

The property comprises ground floor public bar and dining area providing for 40 internal covers. Commercial kitchen, washroom and prep, ground floor beer cellar and store to rear of bar. First floor provides for a double occupancy letting room with shower en suite plus two bedroom suite with separate bathroom. Private accommodation unseen but described as lounge, bedroom, shower room WC and utility room. Additional storeroom and former WC.

Externally the building has a customer car park (9) plus 3 additional spaces and stone built garage/store on the Western boundary. Accessed over the public highway is a customer beer garden with covered seating area (8) and sloping lawned garden bordered by a stream and providing space for c50 covers. Overall site size 0.269 acres. Building footprint c1400 sft.

Please view the site [here](#)

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

	hectares	acres
<b>Total</b>	0.11	0.27

## 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:

B(40)

## Planning:

User class sui generis for pub use. Listed as an asset of community value. Within a nominated National Landscape location. Please enquire for further information.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £4,800 which may be suitable 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:

Freehold with vacant possession. OIEO of £550,000 for the freehold. The sale has been run as an investment and as such no trading accounts are available and this is reflected in the pricing. The sale price will include the trade inventory (list to be provided during sale process).

## 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:

All figures quoted are exclusive of VAT if applicable.

## Further information and viewings:

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

## CONTACT THE AGENT

### Mike Easton

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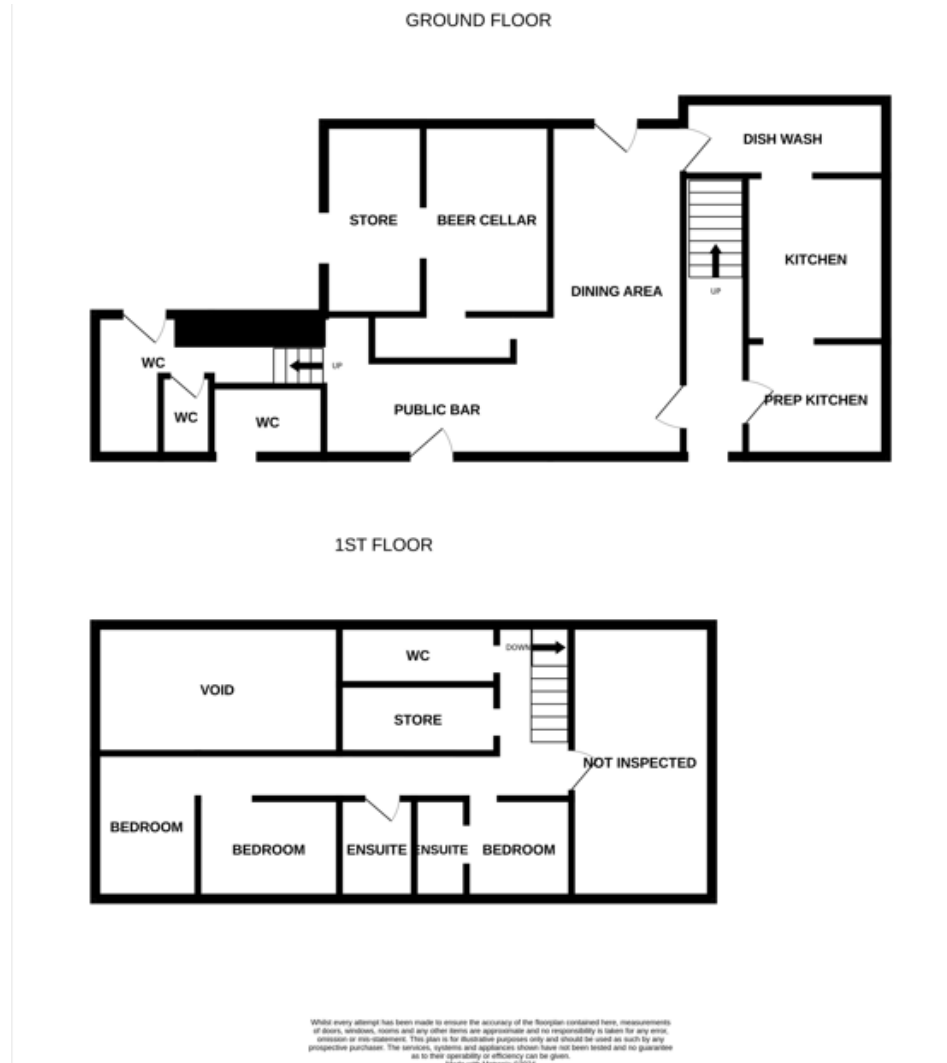
### Main Office

Tel: 01872 245600

Email:

### Exeter Office

Balliol House, Southernhay Gardens,  
Exeter, Devon, EX1 1NP



## Floor Plan

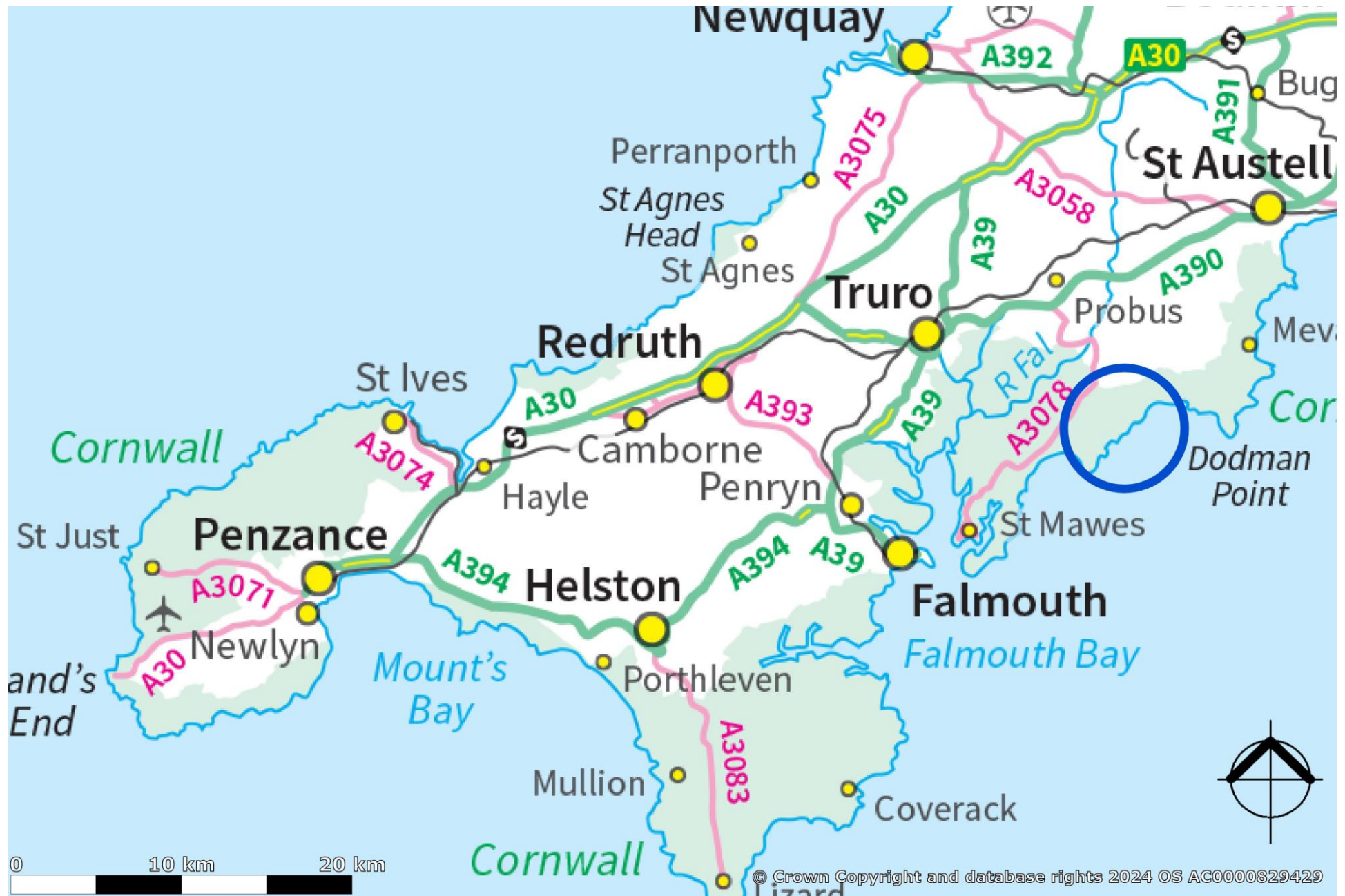












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