



To Let

**Lease assignment £20,000 to
include trade inventory**

The Barbican Inn, Barbican Road, Looe, Cornwall PL13 1EY

Summary

- Detached Public House
- Open plan public bar and games room
- Traditional and community focussed venue
- Scope to increase sales through events and increased food sessions
- 3 bedroom accommodation
- Customer car park
- Attractive beer garden

Location:

The communities of East and West Looe lie either side of the Looe River in South East Cornwall. It is approximately twenty miles West of Plymouth and eight miles South of Liskeard. During the 18th Century, East Looe became a significant fishing port and market and through the export of mineral ores from nearby mines, its quayside activity increased during the following Century.

The centre of Looe is dominated by a medieval street pattern, with narrow streets and 17th, 18th and 19th Century buildings. The buildings predominately provide ground floor retail accommodation or catering facilities with residential dwellings above.

The town's economy now relies far more heavily on the tourist trade, which has seen significant growth in recent years. It has a resident population of around 5,400, most of which are within East Looe and in close proximity to the subject site.

Description:

The Barbican Inn is a detached public house set on the edge of Looe, an approximate 20 minute walk from the town centre and harbourside. It is a community local with good roadside presence having a customer car park to the side and beer garden to the front. The business benefits from passing trade from the nearby holiday parks and has been run by mother and son publicans for the past 6 years.

The Barbican Inn offers new operators a great opportunity to build on both the bar and food trade.

Accommodation:

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

Entrance lobby to public bar (10.9m x 7.2m) with long wooden bar servery, feature fireplace, exposed ceiling beams and space for 34 covers. Open plan to pool room (4.7m x 3.8m). Customer WCs.

To the rear of bar there is access to the kitchen (4.8m x 2.5m). Walkthrough storeroom (3.3m x 2.3m), lobby with access to beer cellar (5.5m x 2.4m), further lobby with rear access and stairway to first floor.

The living accommodation comprises landing and central hallway with doors off to bedroom (3.7m x 3.6m), lounge (5.4m x 3.5m) with door to flat roof terrace and bedroom (3.6m x 3.6m) with ensuite, kitchen (3.6m x 2.4m), bedroom (3.6m x 2.3m).

External:

Customer car park with 16 spaces. Customer beer garden to the front with space for 50 covers. Private garden to rear.

| | hectares | acres |
|-------|----------|-------|
| Total | 0.14 | 0.35 |

Services:

We understand that mains electricity, water, gas 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:

C (54)

Planning:

Sui Generis for pub use only.

Business Rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £8,200, which would qualify for 100% relief in some circumstances. Council tax band A. Interested parties are advised to confirm the rating liabilities with Cornwall council.

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

Terms:

The business is available on an assignment of the existing lease for £20,000 to include the trade inventory. The lease is free of brewery tie and just under 10 years remain (8th July 2035) with the Wellington Pub Company. Purchasers will need to complete a business plan and provide proof of funding to cover the purchase price, stock (which is available at

the point of change, 6 months rent plus the VAT as deposit and working capital. Passing rent £51,380.43 with next review in 2030.

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.

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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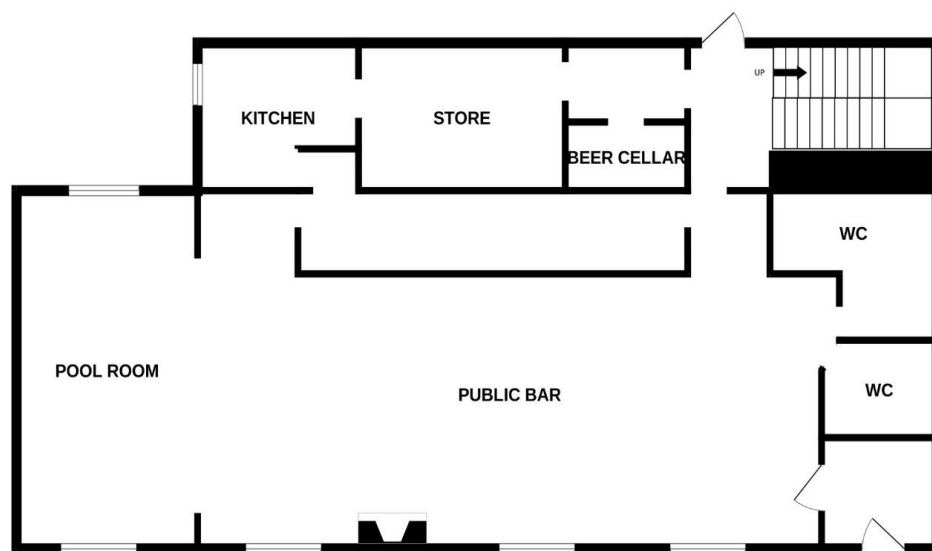
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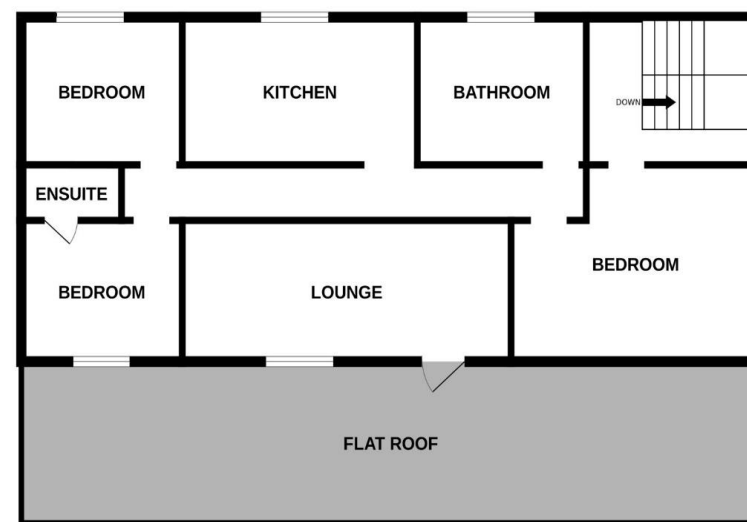
Plymouth PL6 8LT



GROUND FLOOR



1ST FLOOR



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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