

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£18,000 - £20,000 pax

London Inn, School Road, Summercourt,
Newquay, Cornwall TR8 5EA

0.36 Acres
(0.15 Hectares)

Summary

- Unopposed Village Inn
- Public bar (32)
- 2 bed accommodation with lounge and office
- 0.36 acre site with customer car park
- New 5 lease
- £5,000 premium to include existing inventory
- Starting rent £18,000 per annum

Location:

Summertime is situated close to the A30 (in fact was on the original A30) approximately 5 miles inland from Newquay. The last reported population was 842 (2021) and the London Inn occupies a highly visible position within the village. It is an easy location for access to the main trunk road and a popular meeting place. Summertime fair is one of the largest and oldest traditional fairs and takes place annually every third week in September.

Description:

The London Inn is a traditional village inn in the village of Summertime with easy access onto the A30 which is nearby. A one bar operation there is a public bar, commercial kitchen, customer car park and space for a beer garden.

There is 2/3 bed accommodation and the venue is available by way of a 5 year lease, with light touch brewery tie to award winning Keltek Brewery. The building has double glazing and gas fired (LPG) central heating.

Accommodation:

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

Front access porch and rear leanto access to the public bar (7.5m x 10.7m to include the stairway to first floor). Wooden bar servery, part exposed brick walling with feature fireplace to one end. Space for 32 covers. Commercial kitchen (6.1m x 4.8m) with extraction (not tested) and separate entrance door. Rear covered leanto with access to ladies and gents WCs, separate smoking shelter, beer cellar (5.9m x 3.2m) with access to store (5.6m x 3.6m).

The first floor has independent access or internal via the public bar with landing leading to bedroom (4.1m x 2.8m) with dual aspect, bedroom (3.8m x 2.6m plus recess) with dual aspect, bathroom, store, office (3.2m x 2m) and lounge (4.4m x 4m) with dual aspect.

Outside:

Customer car park for 15-18 vehicles and area for beer garden. Garage/store (5.5m x 3.4m) and separate store (4.2m x 2.4m)

Services:

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

EPC / MEES:

C (57)

Planning:

Sui Generis for pub use.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £3,000. This would qualify for 100% rates relief subject to the tenants circumstances. Council tax band B.

[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. There is a minimum order of all products of £32,000 per annum.

Tenants of Keltek Brewery sites have exclusive access to preferential pricing through their partnership with Matthew Clark, unlocking full buying club benefits across a comprehensive range of bar products-exceeding standard wholesale rates. There is a Brewery tie to an order of 2 Keltek Brewery ales and 1 Keltek Brewery lager.

Premium £5,000 plus VAT. Please note that this does not include the landlords legal costs of c£5,000 to be paid on agreement of terms, with the remainder at completion.

3-month rent (based on year 4) as deposit.

Rent schedule: -
Year 1: £18,000
Year 2: £18,500
Year 3: £19,000
Year 4: £19,500

Legal fees:

The ingoing tenant is responsible for both parties reasonable legal fees in relation to this transaction. Landlord's estimated legal fees £5,000 plus VAT.

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

Mike Easton

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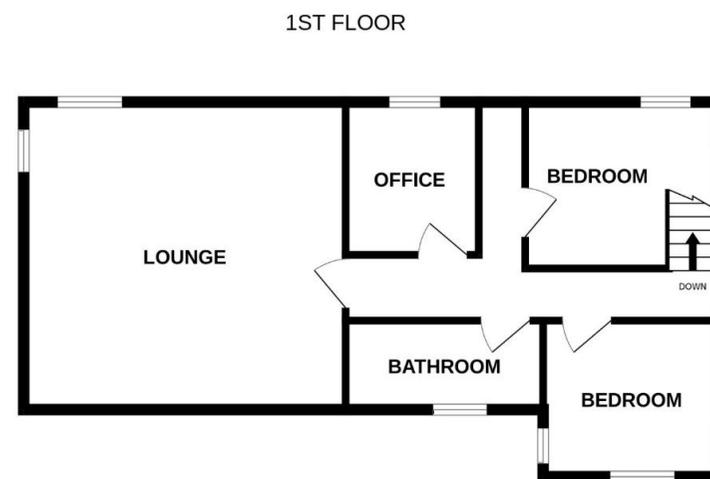
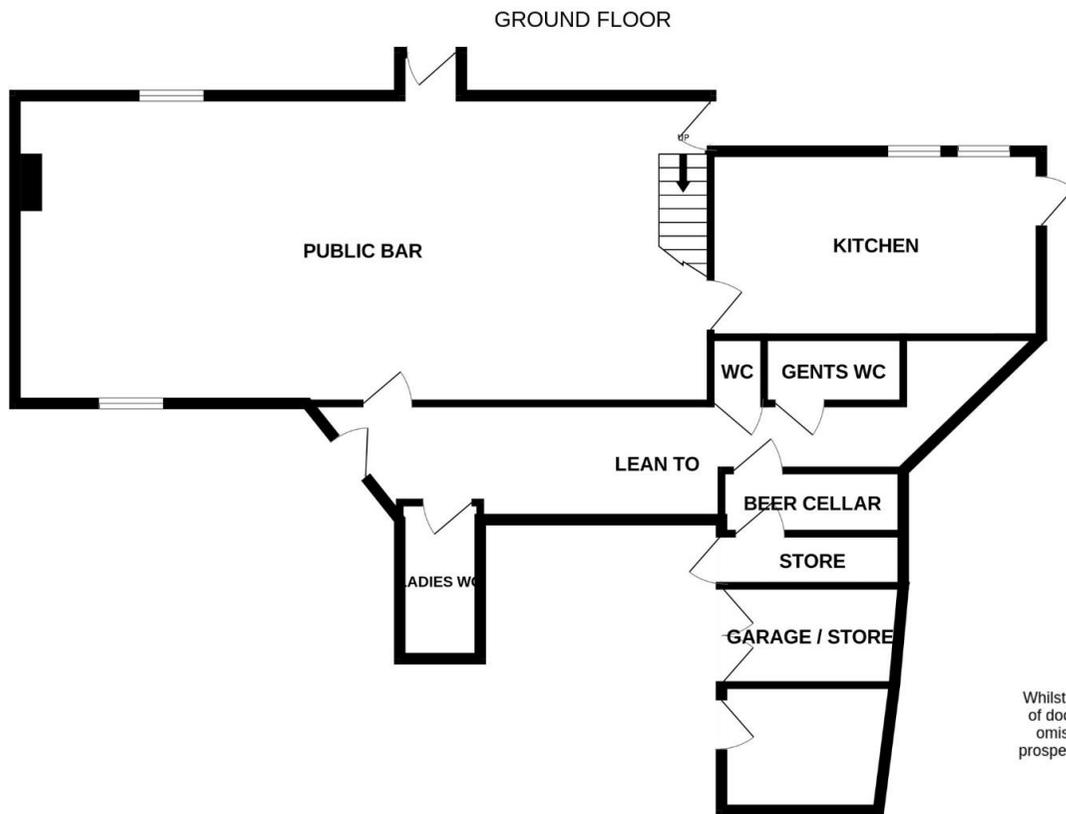
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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