



Lease Assignment

Copper House Inn, 11 Fore Street, Hayle, Cornwall TR27 4DX

Assignment of existing lease to include transfer of the business
and trade inventory £39,500. Rent c£47,000 per annum

Summary

- Substantial trading public house
- Corner position with enclosed rear beer garden
- Large open plan trading floor
- Tenant/staff flat and separate cottage
- Currently run under management
- Assignment of existing lease as a trading concern
- Sales excess £500k, rent c£47k per annum
- Tie to a draft products only

Location:

Hayle lies approximately seven miles from Penzance the principal town in the district of Penwith, the most Westerly in England, and approximately twenty miles from Truro, Cornwall's administrative capital. Hayle has a resident population in the region of 9,700, and a history which centred on its foundry and copper processing industries. It is a busy and popular town for families and there has been considerable regeneration of the town and this is ongoing with the main harbour and quay alongside other notable developments.

Hayle has good access to public transport systems with an established local bus network, and mainline railway station being provided to the town.

The Copper House Inn occupies a prominent corner position on Fore Street with a number of complimentary occupiers nearby.

Description:

A substantial Cornish Inn occupying a prominent corner position on the the main road through Hayle. Large open plan trading area and suitable for sports theme and live music offer with attractive and enclosed rear customer garden. Run at arms length under management with considerable upside through hands on approach given size of venue and up and coming location. Additional benefits include both a flat and separate cottage for live in operators and staff. Remainder of 3 year rolling lease with Trust Inns. Available by way of an assignment of the current lease.

Accommodation:

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

Principal customer entrance via entrance lobby from Fore Street into open plan public bar and breakout areas providing 232 sqm/2500 sq ft overall. Long 'J' shaped bar, perfect for busy trading periods. To the right hand side there is customer sitting area with space for 20 covers plus stage for live music and events. The main bar provides space for a further 44 covers and overall the space provides for a traditional pub environment with exposed beams, stone walling and a feature fireplace with large copper canopy over. Within the trading space and to the rear is a pool and foosball area and customer WCs.

Commercial kitchen (6.6m x 3.9m) with adjoining store by way of two storey barn with ground floor (4.5m x 4.3m) having mezzanine storage at first floor. Separate beer cellar (4.6m x 1.7m + 2.8m x 2m) with side delivery doors from Chapel Lane.

To the rear of the venue is an enclosed trade beer garden which has been used for events and provides substantial upside to the business with lawned beer garden and large covered seating area. Children's play area. There is also a gated car park for 6/7 cars plus courtyard storage area.

The living accommodation provides for an adjoining 3 bedroom cottage (not inspected) plus a self contained flat at first floor with Kitchen, 2/3 bedrooms (one could be a lounge), bathroom and shower room.

The business has been run by the current operators from 2020 who have invested in the venue to make it what it is today. Due to other commitments out of area the business has been run at arms length with management and ample opportunity exists to further improve what is a busy and profitable venue.

Trading information will be provided to interested parties on agreement to non disclosure terms and proof of funding. The business is an assignment of the existing, rolling, 3 year lease from Trust Inns on full repair and insure terms. Passing rent £47,362 with a tie to all draft beers and ciders. Free of tie on wines, minerals and bottled products.

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:

D (88)

Planning:

Sui Generis for pub use. Grade II Listed, within the World Heritage site nomination and conservation area. Premise licence W1_PL100104 allows for the sale of alcohol and provides music and entertainment Mon-Sun 0800-0100.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £26,500. This is not the amount you pay and please check with the local authority. Council tax band B.

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

Terms:

Assignment of existing lease to include transfer of the business and trade inventory £39,500. TUPE will apply. Acceptable proposals are subject to Landlord's consent. The property is held by way of a rolling three year lease from Trust Inns with a tie to all draft alcohol products. Free of tie on all wines, spirits and minerals.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

VAT:

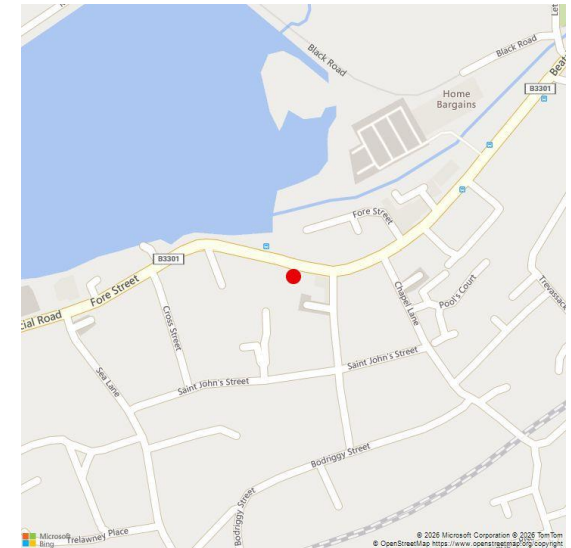
All figures quoted are exclusive of VAT if applicable.

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.



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