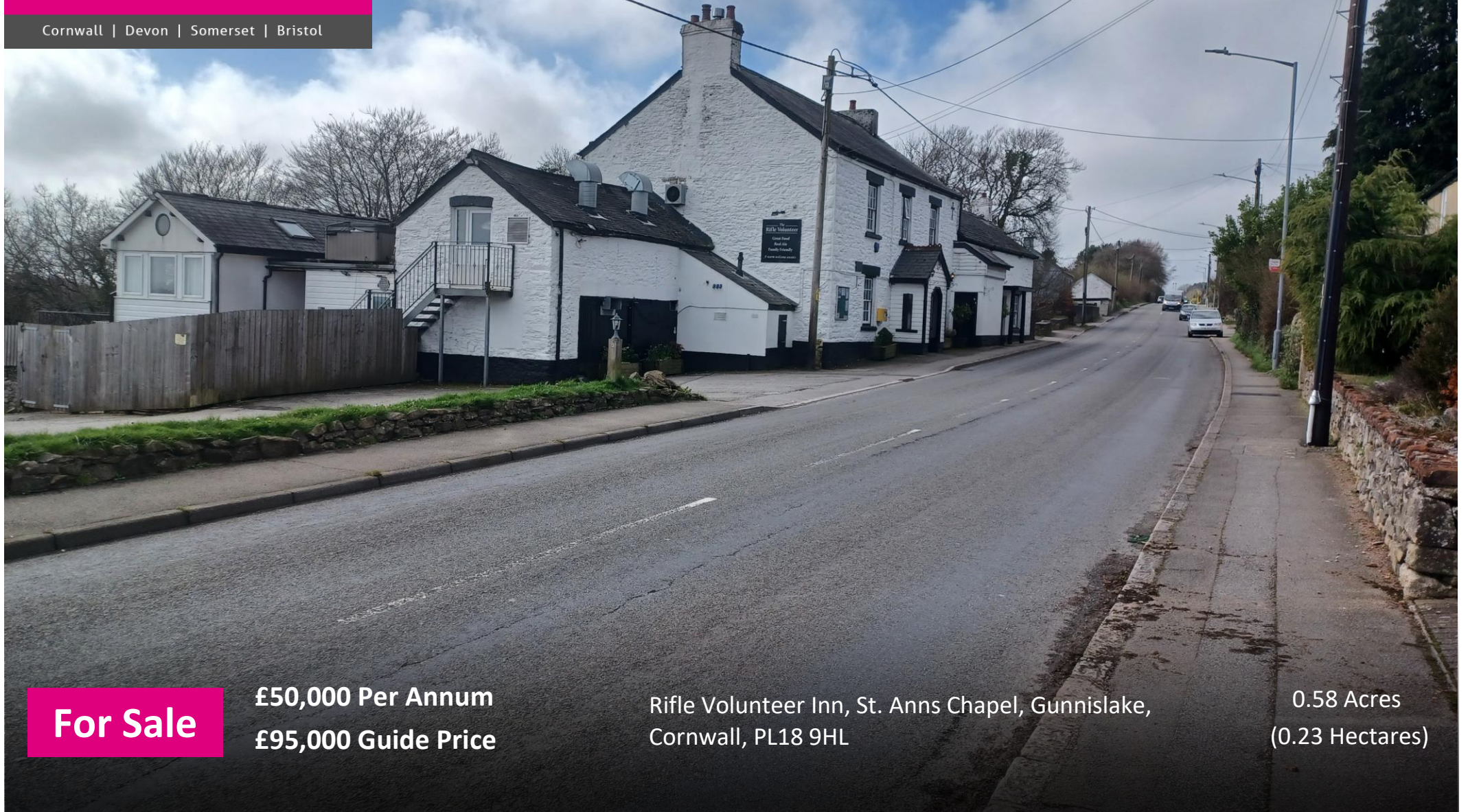


Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

£50,000 Per Annum
£95,000 Guide Price

Rifle Volunteer Inn, St. Anns Chapel, Gunnislake,
Cornwall, PL18 9HL

0.58 Acres
(0.23 Hectares)

Summary

- Substantial and successful village Inn
- Busy location and popular business
- Extensive trading areas to include public bar, break out dining areas and separate function suite
- Remodelled beer terrace with elevated Southerly views
- C160 internal and c120 external covers
- Available by way of business transfer with trade and staff protections

Location:

St Anns Chapel is a village on the A390, a busy route between Tavistock, Devon (c6 miles) and Callington, Cornwall (c4 miles). It is a popular area overlooking the Tamar Valley and there are many local attractions. Within Calstock Parish, with a last reported population of 6,647 (2024), there are number surrounding villages and settlements.

Description:

The Rifle Volunteer is a substantial and popular trading inn held on free of brewery tie lease terms. A detached public house with extensive and diverse trade areas, offering a public bar with separate games room and function suite, there is also break out dining areas to include a smart conservatory overlooking the Tamar Valley. There is a 4 bedroom apartment and the business is available by way of an assignment of the lease and as a trading concern.

Accommodation:

Main customer entrance to front via storm porch and lobby. Lounge bar with long bar servery and reception desk for food bookings. Soft seating area (8). Accessible WC. Open plan to rear breakout dining areas and private dining room, access to kitchens, WCs, public bar and owner accommodation.

Private dining room - a useful room for small events and able to accommodate 12 covers. Feature fireplace with full height exposed stone surround. Part wood panelling.

Chapel Bar - public bar with bar seating and space to accommodate 20 covers (note these tables are left unreserved for walk in trade). Stripped wooden flooring. Feature fireplace with stone surround. Office. Access to function suite and toilets.

Inner lobby with rear access to sun terrace. Gents WCs. Stairs down to lower lobby with ladies WCs and return access to function suite.

Dining - from the main reception there is an open plan walk through to two interconnected dining areas. Area 1 with space for 16 covers and service station. Area 2 with space for another 16 covers having views to the rear and side access door to the rear beer garden. Access to the conservatory restaurant, which has a barn style feel and offers elevated Southerly views to the rear over the Tamar Valley.

Currently laid out for 40 covers but with space for 60. Access to rear beer garden and kitchen.

Function suite - At lower ground floor and providing a versatile space with independent bar servery and bar sports areas plus function/event space for 60 (laid for 40) with central dance floor. Side and rear access doors.

Back of House:

Wash room leading to kitchen pass. Chef office. Main commercial kitchen with extraction (not tested). Inner lobby with some storage and return door to conservatory, side access door and walk in chiller. Steps down to lower ground floor with second prep kitchen area, inner lobby with side access, internal access to owner accommodation, utility, staff WC, various storage and workshop areas and beer cellar.

Living Accommodation:

Lobby with access to upper floor. Through lounge and fitted kitchen with south facing balcony. Utility room, understairs storage, two en suite bedrooms. Upper floor with two further en suite bedrooms (please note one ensuite requires refitting and is unused).

External:

Customer and overspill/staff car parks for c32 vehicles. Attractive and remodelled rear decking/beer garden providing three seating areas which can be used as best suits the business requirements. Large storage shed/shack for summer time outside trading. Rear access gate to public footpath.

The Business:

Our clients took on the Rifle Volunteer in 2020 after it had been closed for some time. They have undertaken considerable investment to create the attractive and well kept venue that is today. The business revenue is beyond £1m net sales and trading accounts will be made available to interested parties following buyer

due diligence. The business trade 6 days a week with a strong food following - sale split being c55/45 wet/dry. Further information via their website <https://riflevolunteer.com/>. Ample opportunity exists to maintain the current trade and grow various elements such as functions and longer trading hours.

| | sq m | sq ft |
|---|------|-------|
| Total Floor space (taken from EPC) | 519 | 5586 |



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:

C(74)

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 £28,750,000. This is not the rates payable, which is assessed at 38.2p in the £ before a 15% discount. Council tax band B

Interested parties are advised to confirm the rating liability with Cornwall council.

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

Terms:

The lease is available for assignment at a guide price of £95,000 to include the trading inventory. The business will transfer and TUPE will apply. Trading accounts are available subject to a viewing, proof of funds and a viewing. Trading information will be disclosed in agreement to non-disclosure terms. The sale is for the remainder of the existing 20 year full repairing and insuring lease from February 2020 at a passing rent of £50,000 per annum.

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.

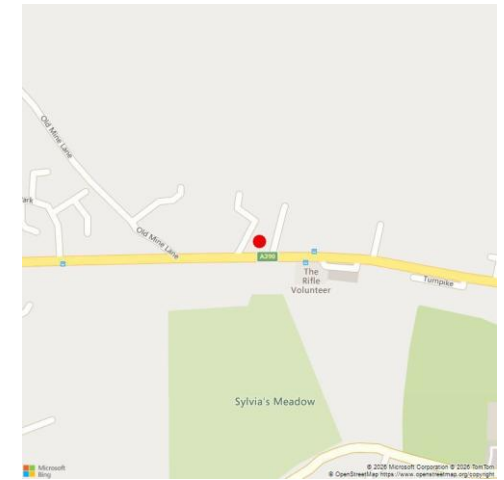
VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

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





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