

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

Guide price £565,000

Bullers Arms, The Square, Landrake, Saltash,
Cornwall, PL12 5DY

0.24 Acres
(0.1 Hectares)

Summary

- Popular Freehold Village Inn
- Public bar and lounge bar plus dining room (62 internal covers)
- 2x Independent accommodation offering flexible space for extended family/letting
- 2 bedroom cottage and 3 bedroom flat
- 0.24 acre site with private patio and garden
- Car park (6) - great site for marque events
- Busy and well supported venue
- Scope to further increase trade from a solid base

Location:

Landrake is a village in East Cornwall, approximately 3 miles West of Saltash and the Devon/Cornwall border. The A38 runs through the village which has a circa 1,000 population. Saltash is the closest town and there is nearby residential development at Treladen which is adding a further 1,000 homes. Saltash has a resident population of around 16,200 and the A38 is a major road through the county.

The Buller's Arms is at the center of the village, on the Square, close to the post office and St Michael's church.

Description:

The Bullers Arms is a popular village inn that has been subject to much investment by the current owner's who reopened the premises in 2023. It is a substantial public house of mainly stone construction over two levels with a pitched tile roof, which includes a former barn store that now provides for additional, 2 bedroom accommodation. The property is L shaped and attached on the South elevation. The trade areas includes a welcoming lounge bar, restaurant and separate public bar with pool room. The private accommodation includes the self contained aforementioned cottage in addition to a 3 bedroom flat with it's own kitchen and lounge. The grounds include a customer car park (which has been suitable for marque events), private garden and patio, plus trade area to the front looking over the village square. Sold as a trading concern the Bullers will appeal to publicans keen to be a part of village life and offers scope for either continued three generation family accommodation or to create lettings rooms (which are much sought after in this location).

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

The pub comprises a central entrance leading to the public bar (9.8m x 4.6m) with stripped wood flooring, exposed wooden ceiling beams and window shutters. Feature fireplace and second stone fireplace. Space for 16 covers. Wooden bar servery. Access to gents WCs. The central lobby opens into the lounge bar (7.5m x 4.9m average) with return bar servery. Stone fireplace. Space for 12 covers. Access to rear where an area has been cleared and planning secured for a single storey extension for additional trade space. Raised seating area (3.9m x 3.4m) with space for a further 10 covers

and access to ladies WCs and beer cellar (5.8m x 2.2m) with delivery access door from car park. Dining room (5.8m x 4.8m) with space for 24 covers. Flagstone style flooring. Fireplace with brick surround. Through room (5.3m x 1.5m) leading to kitchen (4.6m x 4.4m) with extraction (not tested), Walk in store. Access to separate lobby with return door to street and stairway access to the first floor accommodation.

Private Accommodation:

Two self contained living accommodation which offers muti family space and/or letting potential.

Separate access to the accommodation over the business with lobby and internal access to first floor. Landing with access to: Kitchen (4m x 2.8m) . Bedroom (3.8m x 3.2m). Bedroom (4.5m x 4.1m max). Store. Lounge (7.1m x 5m). Bathroom and separate WC. Bedroom - currently split in two (5.3m x 3.8m).

The cottage provides for open plan ground floor (8.3m x 4.3m) with stairway to first floor, lounge and open plan to kitchen/dining area. First floor with landing, shower room WC, bedroom (4m x 2.8m) plus wardrobe recess, bedroom (2.8m x 2.4m. Rear enclosed patio area.

External:

Cobbled seating area to the front overlooking the Square. Customer car park(6). To the rear there is an area that can be incorporated within the trade area and planning is secured. , enclosed beer garden (40) and raised lawned beer garden for occasional use or tenant use only. In addition there is a small barn/store with access to street and beer garden (4.9m x 4.8m).

The Business:

The owner's bought the venue in 2023, after it had been closed for some time. They set about refurbishment and reopening, creating a busy hub for the community and passing trade.

Within this time, they secured planning consent to convert the barn into a 2-bedroom home and to extend the trade area to the rear (this work has been commenced to clear the area but building works will need to be completed). It is a busy venue and available by way of transfer to the going concern. Interested parties most provide background information and to have had a formal viewing prior to release of trading accounts.

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(67)

Planning:

Use classes sui generis for pub use. Planning

Business Rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the Rateable Value from 1st April 2026 is £10,500. Pending the buyer's situation this would qualify for 100% 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:

The property is available by way of a transfer of the going concern to include the freehold property, goodwill and trade inventory. TUPE will apply. Asking price £565,000. Interested parties may have sight of trading accounts following a viewing, providing proof of funds and agreeing to non-disclosure terms.

Legal Fees:

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

Money Laundering:

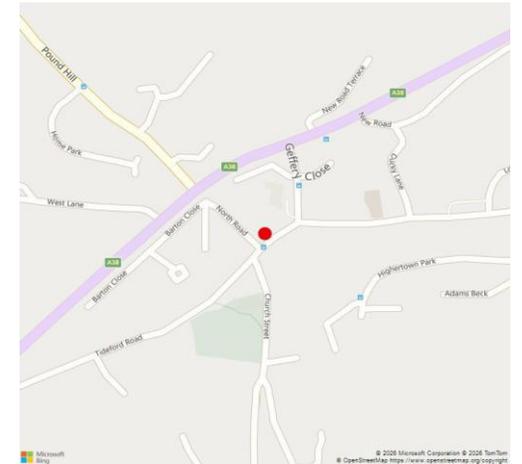
Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

VAT:

All prices quoted at net 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

Tel: **07527 388045**

Email: measton@vickeryholman.com

Plymouth Office

Plym House, 3 Longbridge Road,
Plymouth PL6 8LT

