



To Let

£17,500-£18,500 pax
£35,000 Premium

Mount Ambrose Inn, 86, Mount Ambrose,
Redruth, Cornwall TR15 1QR

1,374 Sq Ft
(127.7 Sq M)

Summary

- Prominent trading position
- Open plan public bar
- Enclosed rear beer garden
- Suit all operators
- 4 bed accommodation
- Established business and ready to hand over and carry on trading
- Remainder of 5 year term with nearby brewery

Location:

Redruth, with the surrounding towns of Pool, Camborne, Carn Brea and Illogan is the largest conurbation in Cornwall with a population of approximately 55,400. Redruth itself has a resident population of around 14,000.

Redruth lies approximately ten miles from Truro, the retail and administrative capital for Cornwall, but Redruth itself is an important transport hub. The railway station is a railhead for both Helston and the Lizard, and there are frequent buses connecting the three places. The railway station is served by trains from Paddington, as well as the Midlands and the North.

Redruth is next to the main A30 road and thus has access to the main route out of the county as well as routes to the far West, North Cornwall, South East Cornwall and Plymouth.

The Mount Ambrose Inn is within a residential area on the A393 which bisects the town and provides great visibility for passing trade.

Description:

The Mount Ambrose Inn is an attractive community pub forming part of a terrace of similar aged properties of stone construction with a render finish under a pitched slate roof. The business has been established and run by a single operator, who has established the business and created a smart and homely environment for regulars and visitors alike.

Now looking to retire we are offering the remaining lease term by assignment to include the goodwill and trade inventory. For those looking for a simple, one bar operation and the chance to be part of a community, you will do well to find a better pub to walk in and trade from day one.

Accommodation:

The property is accessed from the front via an entrance porch leading to the refurbished public bar, which is 'L' shaped to provide a single wooden bar servery, with space overall for 40 covers to include an area which could easily accommodate a pool table. The trade area measures 13.3m x 3.7m plus 4.8m x 3.2m. There are exposed ceiling beams and stone walling, feature fireplace and inglenook fireplace with inset wood burner and all areas have been updated in our clients tenure. Ladies and gent's WC's. Inner hallway to rear beer garden, access to upper floor, understairs store housing gas fired boiler, and kitchen. Kitchen (4mx 3.9m max) - unfitted but with non-slip flooring, plastic boarding and extraction (not tested).

The first floor is accessed internally and may suit splitting for two sets of accommodation (1 bed flat and 3 bed flat). Currently laid out to provide bedroom (3m x 3.1m), lounge 4.1m x 3.6m) shower room WC, bedroom (3.6m x 2.5m), bedroom (3.6m x 2.7m) with wash hand basin, bedroom (3.6m x 3.3m) with wash hand basin, store, office/bedroom (2.4m x 2.1m), bathroom WC.

Private Accommodation:

The first floor is accessed internally and may suit splitting for two sets of accommodation (1 bed flat and 3 bed flat). Currently laid out to provide bedroom (3m x 3.1m), lounge 4.1m x 3.6m) shower room WC, bedroom (3.6m x 2.5m), bedroom (3.6m x 2.7m) with wash hand basin, bedroom (3.6m x 3.3m) with wash hand basin, store, office/bedroom (2.4m x 2.1m), bathroom WC.

Outside:

To the front there are two terrace areas, one with smoking shelter, the larger rear beer garden is enclosed and paved and provides ample space for customer benches, cover seating area and potential area for an outside band. Rear access gate. Beer cellar (2.8m x 2.3m) with useful adjoining store and workshop (9.3m x 2.9m).

Fixtures & Fittings:

The premium of £35,000 includes trade goodwill and the bar fixtures and fittings.

The business is run by a single operator with casual help from time to time. Opening hours are 17:30-11:00 Tuesday-Thursday, 14:00-23:00 Friday and Saturday and 12:00-22:30 on Sundays with ample opportunity to increase hours and introduce food as may suit new operators.

The lease is for a term of 5 years from August 2024 with passing rent at £17,500 plus a levy of £7,500.

The Mount Ambrose Inn is owned by nearby award winning brewery Keltek. There is a tie to 50% of the real ale served and one lager only, with a minimum spend of £5,000 on products per annum. Trading accounts will be made available to interested parties following a formal viewing and proof of available funds. Applicants will be required to provide CVs and a business plan for landlord approval.

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 (86)

Planning:

Sui Generis Pub use.

Business rates:

The rateable value effective 1st April 2026 is listed at £10,750 and would qualify for 100% rates relief depending on the the new tenants circumstances. Interested parties are advised to make their own enquiries with regard to current rates and council tax payable. Council Tax Band A.

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

Terms:

Remainder of existing 5-year lease.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction. The ingoing tenant is responsible for both parties reasonable legal fees in relation to this transaction.

VAT:

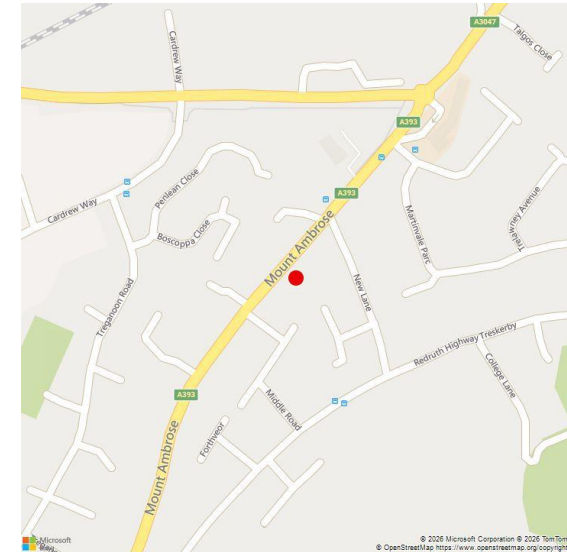
All figures quoted are exclusive of VAT if applicable.

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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