Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol



For Sale

Guide Price £650,000

Falmouth Arms, Ladock, Truro, Cornwall TR2 4PG

0.9 Acres
(0.36 Hectares)

Summary

- Smart roadside pub and restaurant
- 4 letting bedrooms
- Known for good food
- One bedroom apartment
- Enclosed outside trade area to rear
- Customer car park and land with river frontage
- Suit existing and additional business uses

Location:

Ladock enjoys a quiet inland position with great access links to the A30 at Mitchell or Summercourt, Truro is c6 miles and St Austell c10 miles, with the Roseland Peninsula c10 miles. The Falmouth Arms is on the main road through the village.

Description:

The Falmouth Arms is a well presented roadside inn in a busy inland position between Truro and St Austell. A stone detached public house, with partes understood to date from the 17th century, with ground floor bar, restaurant and break out dining areas, there are 4 letting bedrooms and self contained owner's flat. In addition there is a level car park and land with water frontage, stone barn and portacabin (previously used as the village post office).

The business has been run as a food focussed venue by a husband and wife team and at a level that suits them as they look toward a well earned retirement.

Accommodation:

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

Customer entrance via central lobby leading to open plan public bar, restaurant and breakout seating areas with many attractive features to include exposed woodwork, stone walling and flagstone style flooring. Public bar (8.1m x 4m) with wooden bar servery, fireplace and space for 12 covers. Snug (3.4m x 3.2m) with space for 12 covers. Bar restaurant (6.6m x 4.2m to include kitchen lobby) with space for 14 covers. Inner lobby which leads to restaurant (4.5m x 4.5m) with space for a further 18 covers. Beer cellar (3.8m x 3.3m) with side delivery door. Rear lobby with access to customer toilets and rear trade garden.

Commercial kitchen (4m x 3m) with extraction. Inner lobby to wash room (3m x 2.8m) and prep room/store (3.8m x 2.9m).

First floor landing with rear fire escape and access to:

Office (4.8m x 3.9m) which may suit as an additional letting bedroom if required.
Letting room 1 (4.3m x 3.8m including en suite). Double bedroom with en suite shower room and WC.
Letting room 2 (4.1m x 3m) double bedroom with en suite shower room and WC.
Letting room 3 (3.1m x3m) double bedroom with en suite shower room and WC.
Letting room 4 (4.2m x 4m including en suite) double bedroom with en suite shower room and WC.
Owners apartment with inner hallway, kitchen (3m x 3.2m), lounge (4m x 3.5m), bathroom and WC, bedroom (3.9m x 2.9m).

Outside:

Space to the front for table and chairs with side access to an attractive and enclosed courtyard garden with pizza oven and BBQ. Space for 12 covers. Covered storage/utility and dry store (2.6m x 2.4m).

Included within the title is a separate, level, plot of just over 0.75 acres with the Tresillian river running along it's Western boundary. Whilst this currently provides for customer car parking and amenity space there is considerable potential (subject to planning) for complimentary uses such as farm shop and retail, taking advantage of the previously used portacabin (7.1m x 2.8m) and the stone barn (5.7m x 3.3m). There may be residential opportunities also (STP).

The Business:

The Falmouth Arms is owned and run by Kevin and Jill Viner, who have a significant heritage in hospitality and fine dining. Kevin achieved the first Michelin star for Cornwall and has a deep CV for culinary achievement, coming back to his home county in 2017. Run very much to suit themselves and from only 5 trading sessions, there is evident opportunity for growth of the existing business and to plan expansion into the underutilised grounds. The business will continue and be sold with the building, copies of trading accounts made available to interested parties following a viewing and providing proof of funds.

	Hectares	Acres
Total	0.36	0.9

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(61)

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 £11,500. This would qualify for 100% relief on rates payable if it is your sole business premises. Council tax band B.

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

Contact our team of business rates experts if you have a query about the rateable value of this property.

Legal fees:

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

Money laundering:

Before any sale is agreed and solicitors instructed, Vickery Holman has a legal obligation under the Money Laundering Regulations and Terrorist Financing Act 2017 to obtain proof of a prospective purchaser's identity and their proof of address. Companies and Trusts purchasing will be required to provide company documents within the structure as well as identity information if required. This information is obtained through a secure automated verification system. Proof and or Source of Funding will also be requested.

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.

Vickery Holman Property Consultants

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

The Commercial Property Network

RICS Regulated by RICS









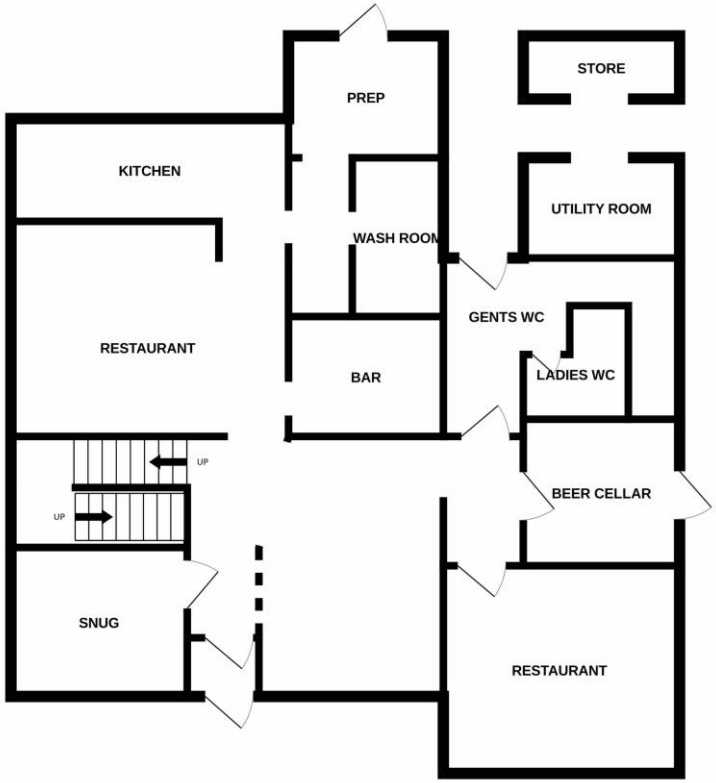


Vickery Holman
Property Consultants

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

The Commercial Property Network

RICS
Regulated by RICS



Ground Floor



First Floor

CONTACT THE AGENT

Mike Easton

Tel: **07527 388045**

Email: measton@vickeryholman.com

Truro Office

Walsingham House, Newham Quay,

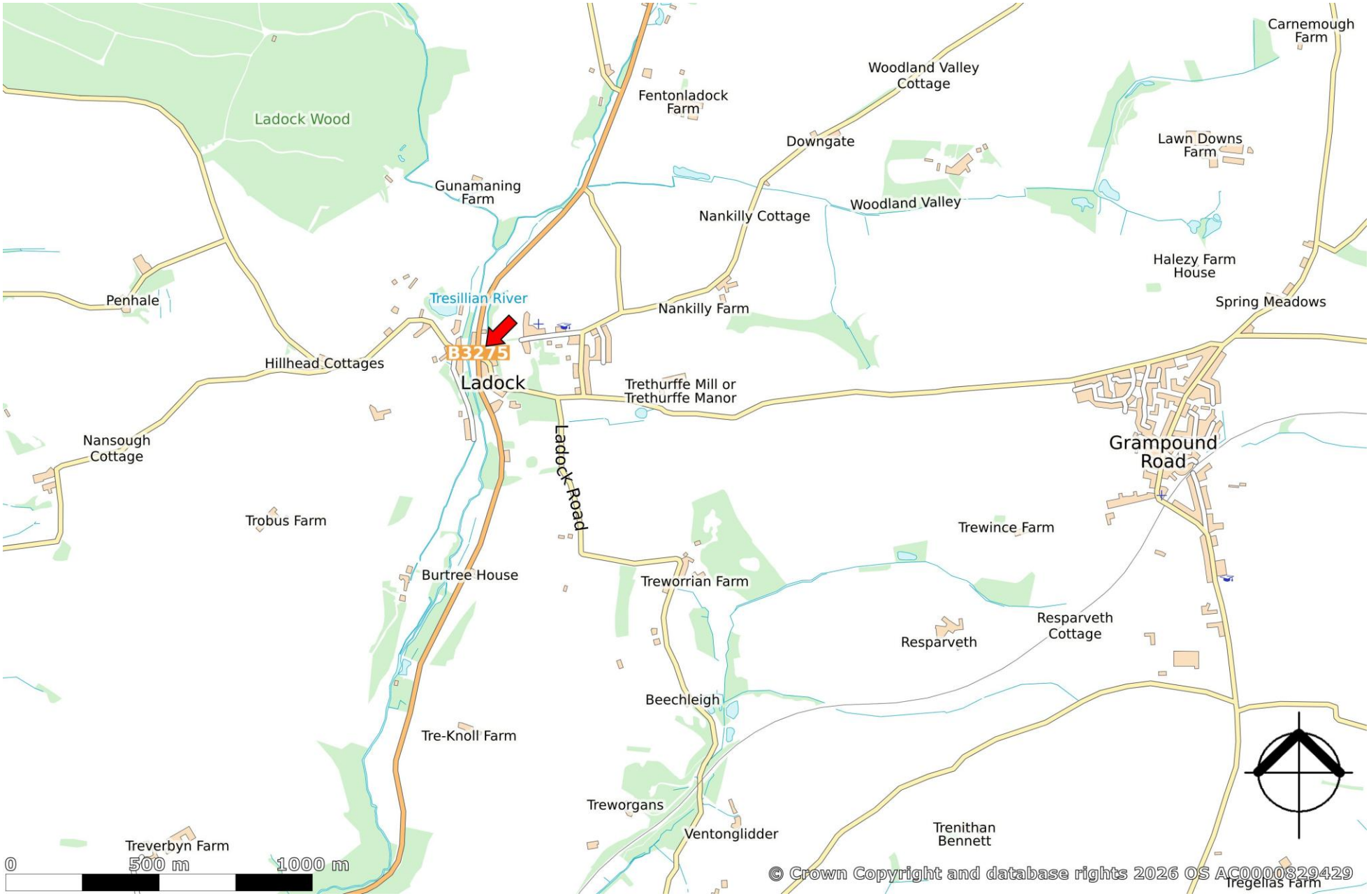
Truro TR1 2DP

Vickery Holman Property Consultants

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

The Commercial Property Network

RICS Regulated by RICS



Vickery Holman Property Consultants

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

The Commercial Property Network

RICS Regulated by RICS