

L43706B

L1723

THE QUEENS HEAD

ALBASTON, GUNNISLAKE, CORNWALL, PL18 9AJ

- Charming 19th century popular and traditional country free house
- Envidable setting in heart of small village
- Picturesque rural location, AONB South East Cornwall
- Substantial character property with immense charm throughout
- Lovely lounge bar, kitchens, toilets, trade patio, garden and car park
- Attractive 4 bedroom family accommodation
- Turnover approx. £260,000 per annum with 70/30 wet/food split
- Retirement sale, viewing strongly recommended



The Queens Head is located in an enviable trading position in the heart of the small village of Albaston in this desirable area of South East Cornwall. It is a charming and popular traditional village inn which enjoys a loyal and regular customer base to ensure consistent year round trade.

Albaston is an appealing and unspoilt village located in the beautiful Tamar Valley area of Cornwall, a designated conservation area and Area of Outstanding Natural Beauty. The village and its surrounding neighbours grew in importance during the tin mining era, and it is close to many popular tourist resorts and beauty spots such as Morwellham Quay, an open air museum, and Cotehele House, a country home run by the National Trust. Whilst it enjoys a pretty and semi-rural location, it is also within comfortable driving distance of many of the favoured beaches on the South Devon and Cornwall coasts.

There are a full and varied selection of local amenities nearby with Callington only 2 miles to the west and the historic market town of Tavistock 6 miles to the east, both of which provide a varied selection of shops and facilities. Gunnislake railway station is within 1 mile where the scenic Tamar Valley line offers a regular service to the major South Devon city of Plymouth, located approx. 10 miles to the south.

The property is originally believed to date back to the 1850s and appears to be of traditional construction with rendered and painted elevations under a pitched slate roof. Under the present ownership, the property has been completely renovated and refurbished and now provides a charming and most appealing lounge bar area, with customer toilets and kitchens, which is complimented by a most attractive and spacious private owner's accommodation.

In addition, there is an attractive outside area with a large enclosed trade garden, beer patio and consumer car park. An early viewing appointment is essential to fully appreciate the location, quality and appeal of this highly popular and profitable country free house.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

FRONT ENTRANCE PORCH Providing access through to:-

LOUNGE BAR A charming lounge bar area with part wood and part carpeted floors, high ceilings, exposed stone walls, two feature fireplaces both with wood burners, wall lights, wall mounted flat TV screen, meter storage cupboard, part wood panelled walls to dado level, radiators, shelving, various ornaments and brasses all of which add to the appeal and character of the bar, and range of traditional quality bar furnishings and effects.

BAR SERVERY Fully equipped with polished serve over counter, range of beer pumps and engines, bottle chiller, digital till, mirror bar back shelving, ice making machine, glass washer, sink unit and commercial floor covering.

INNER HALL With wooden floor, storage cupboard, understairs store.

LADIES AND GENTS' TOILETS

FREEZER STORE With two refrigerators, fluorescent lighting, shelving, plumbing for washing machine and tumble dryer, sink unit, gas-fired boiler providing hot water and central heating and door to outside.

CELLAR Fully refrigerated ring main system, shelving, delivery access to outside.

FIRST FLOOR

Approached off internal stairs from the bar with separate external stairs to outside rear:-

KITCHEN With commercial wall and floors, extractor hood, stainless steel preparation tables, commercial range, two twin deep-fat fryers, 4 microwaves, commercial dishwasher, fly killer and shelving.

FREEZER STORE With commercial floor covering, 5 upright refrigerators, stainless steel prep table and shelving.

INNER LOBBY With radiator, carpet and storage cupboard.

LOUNGE An attractive and spacious private lounge with windows to both front and side aspects, open fireplace, carpet, radiator and access to loft space.

BEDROOM 1 A double-bedded room with carpet, radiator, fireplace and window to side aspect.

BEDROOM 2 A double-bedded room with carpet, radiator and window to side aspect.

BEDROOM 3 A large double-bedded room with carpet, radiator, window to side aspect and walk-in dressing room.

OFFICE/BEDROOM 4 A double-sized room currently utilised as an office with carpet, radiator and window to side aspect.

SHOWER ROOM With large double door corner shower cubicle, sink unit, low level WC and part-tiled walls.

PRIVATE KITCHEN With range of modern wall and floor cupboard units with work tops, built in oven and hob, sink unit, extractor, wall cupboard, access to loft and door to external stairs providing access to ground floor rear.

OUTSIDE Directly to the side of the pub is a small enclosed yard area with a log store and separate auxiliary store. Adjacent to this is a large trade garden which is laid to lawn with a selection of picnic tables and chairs. To one side of the garden is a trade patio area again with a selection of tables and chairs. There is also a large container store/workshop as well as three auxiliary storage sheds. At the top of the site adjacent to the trade garden is an additional private garden area, small log store and customer car parking area with space for approx. 8 cars.

SERVICES We understand that all main services are available to the property. The premises have the benefit of a gas-fired central heating system.

THE BUSINESS

TRADE is that of a **CHARMING 19TH CENTURY COUNTRY INN** which is located in a picturesque rural setting in this pretty village set in an Area of Outstanding Natural Beauty in S.E. Cornwall.

The business has been in the **PRESENT HANDS** for the past 10 years and is now only **OFFERED FOR SALE** due to the vendors wish to retire. During our client's tenure, the property has been **EXTENSIVELY RENOVATED AND REFURBISHED THROUGHOUT** to provide an inviting and most appealing trade area, which in turn is complimented by an attractive and spacious owner's accommodation.

The business is **CURRENTLY RUN** by a husband and wife team, together with two part-time staff and some additional casual staff as and when required. We understand that the **CURRENT OPENING HOURS** are:

Monday to Thursday - 12 noon to 2.30pm and evenings from 4.30pm to 11pm
Friday, Saturday, Sunday - 12 noon until 11pm

The business enjoys an **EXCELLENT AND CONSISTENT YEAR ROUND TRADE** serving both locals and the surrounding rural community. It operates as a traditional country inn with an enviable reputation as a popular family run pub. It enjoys a strong wet trade which accounts for approx. 70% of the annual sales and a good reputation for its traditional home-cooked "pub grub". The pub caters for local parties, wakes and buffets and offers regular music and quiz nights throughout the month.

We understand that the **TURNOVER** for the year ending 31 March 2023 was approximately £260,000, achieving a **GROSS PROFIT** of approximately £148,000. Of this turnover, approx. 70% was attributable to wet sales, with the remaining 30% attributable to food. We understand that the **WEEKLY TURNOVER** amounts to approx. £5,000 - £6,000 and that this level of trade remains consistent throughout the year. It is understood that the figures for the current year have not yet been finalised, but they should amount to approx. £260,000 - £270,000. Additional trading figures will be made available to serious prospective buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £6,000 - £7,000.

TENURE Freehold.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office Agency website (www.voa.gov.uk).

An ideal opportunity to acquire a charming village free house which enjoys a consistent and profitable and year round trade serving the local community. It has a wealth of character and enjoys a delightful setting. An early viewing appointment is strongly recommended.

Price :: Freehold : Offers in the Region of :: £425,000.00 SAV SOLE AGENTS

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING

Our clients require that **all viewings must be arranged by prior appointment through our offices**. Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20 (24hr answering service)**.

MORTGAGES

Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.



