



REF: 784

Jubilee Inn

Jubilee Hill, Pelynt, Looe, Cornwall
PL13 2JZ

Rent Deposit
£13,500



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**is the rent deposit payable
to the landlords.**

**Additional funds will be needed
for stock, rent in advance and
working capital.**

**Fixtures and fittings will also
need to be purchased but
this can be agreed
over a period of time.**

FEATURES

- Well presented traditional roadside Cornish village pub
- Ten good quality en-suite letting bedrooms
- Full of original features throughout
- Seating for around 120
- Breakfast room/potential function room
- Large patio and garden area to the rear
- Fully equipped commercial kitchen
- Two/three-bedroom owner's accommodation
- Large car park for 30 plus vehicles

LOCATION

Pelynt is a pretty village in the Looe district of Cornwall.

Plymouth is 47 minutes (24.3 miles) via A38, Polperro 9 minutes (3.7 miles) via B3359 and A387 and Looe 8 minutes (3.9 miles) via B3359 and A387 with the Eden Project 30 minutes (17.8 miles) via B3359 and A390 and St Austell 38 minutes (20.6 miles) via B3359 and A390.

Our subject property is situated on the main road through the village.

THE BUSINESS PREMISES

Main Entrance

Is directly from the roadside via a small flight of flagstone steps into a stone porch.

Leading into:

A small vestibule followed by a glazed walkway into:

Bar/Lounge Area

Open-plan, traditionally furnished with numerous separate trading areas. Part wooden floor, part flagstone. The décor is painted rendered walls with a dark wood beamed ceiling.

Trading Area No. 1

Seats a total of 67 covers with vertical drinking for a further 20.

There is one large stone inglenook feature fireplace with wooden lintel and copper canopy and a further fireplace with a stone surround.

Trading Area No. 2

Is through a small walkway and again is traditionally furnished, half panelled painted walls with render above, dark wood beamed ceiling and stone feature fireplace.

The Bar Servery is wraparound rustic fronted with a hardwood top.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where given are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

Behind the Bar Servery is flagstone floor, two double bottle coolers, one wine cooler and glass washer.

Second Entrance

Is from the car park directly into Trading Area No. 2.

Directly accessed from Trading Area No.2 is:

Disabled WC

With non-slip flooring.

Leading on from this is:

Ladies WC

With non-slip flooring, two low level flush WCs and tiled throughout.

Gents WC

With non-slip flooring, two urinals, low level flush WC and tiled throughout.

Trading Area No. 3

A dedicated dining area with seating for 24.

The décor is painted rendered with wooden floorboards, wooden furniture, very traditionally decorated and furnished with a large fireplace with copper canopy over.

Trading Area No. 4

Seating for 20.

A Breakfast Room/Function Room with wooden flooring, large feature fireplace, half panelled painted walls with wallpaper above.

Commercial Kitchen

UPVC cladded walls and non-slip flooring throughout.

Very well equipped with dishwasher, grills, deep fat fryers, 6-burner gas hob and oven, rational, three industrial microwaves, stainless steel preparation area and storage for cold goods.



LETTING ACCOMMODATION

Consists of 10 good size en-suite letting bedrooms accessed via a separate entrance for guests or internally from the pub.

Access to this area is a spiral wooden staircase, part carpeted onto a carpeted landing area.

PRIVATE ACCOMMODATION

This is on the First Floor and consists of a self-contained flat with:

Bedroom 1

A double bedroom.

Bedroom 2

A double bedroom.

Bathroom 1

Bathroom 2

Kitchen

Lounge

Garden

There is a small private enclosed garden to the rear.

OUTSIDE

At the front of the building, along the whole length, is a flagstone veranda area.

To the rear there is a flagstone courtyard area directly outside the pub for 12.

Off this area are numerous Dry Storage Areas and the above ground Cellar.

A further flagstone patio area for around 40 leads to a large area that is laid to lawn with seating for a further 40.

This area also benefits from a dedicated Outside Bar and Small Stage Area used for music events.



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Car Park

Is tarmacadam with parking for around 30 vehicles.

THE PROPERTY

The building is a large painted rendered public house under a slate roof.

THE BUSINESS

Is currently open and trading.

It is the landlord's view that this site has a potential turnover of circa £515,000 (net) per annum.

TENURE

The business is available on the basis of a brand new tenancy agreement with St Austell Brewery. The five-year tenancy is protected by the Landlord & Tenant Act (therefore fully renewable) and tenants can give 6 months' notice at any time during the agreement.

There will be a wet tie to St Austell Brewery for wet sales products.

We do not hold any accounting information nor can we warrant any trading figures.

The rent is quoted at £54,636 per annum.

Rateable Value

From 1 April 2026 it will be £32,750.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/3201-7734-1672-9890-3835>



VIEWING AND FURTHER INFORMATION

Please call or Whatsapp:
0333 414 9999 (Monday-Friday 9am-5pm)
Bruce Sprosen 07467 947296 (out of hours)
Please Email: bruce@sprosen.com
Website: www.sprosen.com

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