



REF: 826

The Earl of St Vincent

Egloshayle, Wadebridge, Cornwall

£6,500

£6,500 is the brewery deposit.

In addition, funds will be needed for stock and glass (est. £6,500).

Fixtures and fittings (est. £22,000).

Annual rent £25,908.



FEATURES

- Traditional, character Cornish village pub on the edge of Wadebridge
- Estimated FMT turnover of £425,000 p.a. (approx. 50% wet / 50% food)
- Main trading area of around 32 covers with a large open fireplace
- Separate dining room for smaller groups and private gatherings
- Well-maintained, fully equipped commercial kitchen
- Spacious enclosed beer garden and large customer car park
- Three-bedroom private accommodation with living room
- Padstow, Bodmin and the Camel Trail all within eight miles

LOCATION

The Earl of St Vincent sits in the historic village of Egloshayle, on the edge of the thriving North Cornwall market town of Wadebridge.

Padstow, Bodmin and the Camel Trail are all within eight miles, so the pub draws on a loyal local trade as well as visitors exploring North Cornwall.

Excellent road and bus links, together with the area's popularity with walkers and cyclists, support consistent trade throughout the year.

THE BUSINESS PREMISES

Main Trading Area

Around 32 covers, centred on a large open fireplace, with beamed ceilings and wood-panelled walls giving a true village-local atmosphere.

Bar Servery

Traditional timber bar with a range of draught dispense and bar-stool seating.

Dining Room

A separate dining room providing space for smaller groups or private gatherings, giving the business flexibility throughout the week.

Commercial Kitchen

Well-maintained and fully equipped to support a traditional bar meals offer, with scope to develop the food side of the business further.

PRIVATE ACCOMMODATION

Living Room

A spacious living room.

Kitchen

Domestic kitchen.

Bedrooms

Three bedrooms.

Bathroom

Family bathroom.

OUTSIDE

Beer Garden

A spacious enclosed beer garden running alongside the property, with bench seating and lighting.

Smoking Area

A covered, designated smoking shelter positioned away from the main entrance.

Car Park

A large customer car park, making the pub an easy destination for diners and visitors.

THE BUSINESS

St Austell Brewery estimates the Fair Maintainable Trade (FMT) turnover at £425,000 per annum, split approximately 50% liquor and 50% food.

The pub already enjoys a balanced mix of food and drink sales, with clear potential to grow through a consistent food offer, an engaging events programme and a strong online presence.

Further detailed trading information can be provided to interested parties on request to the agent.

TENURE

The property is available on the basis of a 5-year fully tied agreement with St Austell Brewery. Tenancy/lease length terms are to be decided or negotiated.

Annual rent: £25,908.

Brewery deposit: £6,500. Recommended working capital: circa £8,000.

RATES

Rates payable: circa £7,900 per annum (as advised; to be verified by the incoming tenant).

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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