



REF: 787

The Bugle Inn
57 Fore Street, Bugle, St Austell,
Cornwall PL26 8PB

Rent Deposit
£9,000



£9,000 is the rent deposit payable for this fantastic tenancy opportunity.

Further funds will be needed for stock, working capital and for the purchase of the trade fixtures and fittings which may be purchased over a period of time.



FEATURES

- Cornwall village pub with five en-suite letting rooms
- Projected weekly sales £10,000
- Open-plan bar with games area
- Commercial kitchen with utility area
- Attractive beer garden for 40
- Three-bedroom owner's quarters
- Garage and off-road parking (next to free car park)

LOCATION

The Bugle Inn sits at the heart of a vibrant and growing community. As of the 2021 Census, the village of Bugle has a population of 2,427 residents, reflecting a steady increase of over 15% from a decade prior, it remains a lively "village-centre local" where residents and visitors frequently gather for community events like the annual Bugle Silver Band festival.

As an ideal base for exploring both the rugged north coast and the sandy south. Located just five miles from the world-famous Eden Project, the inn offers easy access to some of the county's most iconic attractions, including the historic Lost Gardens of Heligan and the charming harbour town of Fowey. With the A30 just a short drive away, you are well-connected for day trips to Newquay's surfing beaches.

THE BUSINESS PREMISES

The Bugle Inn has a warm and welcoming feel with traditional features throughout. The open-plan bar provides seating for around 40 with sports area for darts and pool.

The commercial kitchen is well sized and fully equipped to support the current bar meals offer with clear scope to develop further. Beyond the kitchen are further utility and storage areas.

Ladies and Gents WCs

LETTING ACCOMMODATION

Situated on the first floor with a separate ground floor entrance. There are five letting bedrooms, all having en-suite bathrooms or shower rooms. All rooms have colour TVs and other facilities. There are three double, one twin and one family bedroom. Letting room rates range from £75 to £100 per room per night.

PRIVATE ACCOMMODATION

Well presented and comprising three bedrooms together with an open-plan lounge, dining and kitchen area with one bathroom.

OUTSIDE

To the rear of the property is a good-sized decked area for around 40 ideal for customers to enjoy. In addition, there is an outside store area, two off-road parking spaces and a single garage.



Car Park

Adjacent to the property is a local authority owned public car park for around 14 vehicles.

THE BUSINESS

Is currently open and trading.

We are advised that wet sales are currently circa £7,000 per week.

Once food sales and letting room income are introduced then we believe that this is a business that will comfortably exceed £10,000 per week takings.

The Bugle Inn operates with an established trade split of approximately 70% wet, 20% food and 10% accommodation, reflecting its strong local bar trade while still offering clear growth potential in food and rooms.

There is significant scope to strengthen the traditional bar meals offer, particularly during peak tourist season, develop a strong rhythm of the week through events and community engagement, maximise room occupancy through proactive marketing and digital presence, and further embed the pub at the heart of village life while capitalising on visitor trade.

The right operator will understand the importance of community connection while also being commercially aware and adaptable to seasonal demand.

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

TENURE

The Bugle Inn is available on the basis of a brand new agreement with St Austell Brewery.

There will be a wet tie to St Austell Brewery incorporated within this agreement.

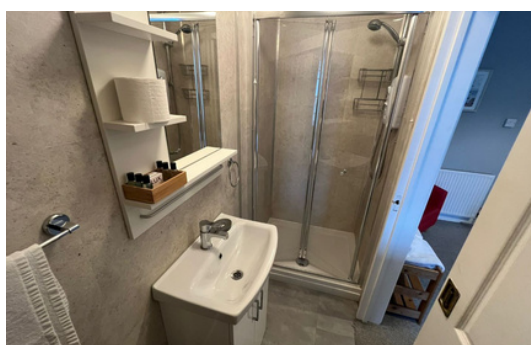
Annual rent is £34,625.

Rateable Value

From 1 April 2026 the figure is £27,500. This is not what you will pay.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/9434-8158-8375-7974-2888>



VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:
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