



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 the trade fixtures and fittings, which may be purchased over a period of time.



FEATURES

- Village inn with five en-suite letting rooms, five miles from the Eden Project
- Letting rooms providing a strong second income
- Open, trading and busy – takings approaching £10,000 per week
- Strong all-year-round trade from local customers
- Open-plan bar for around 40 with games area
- Commercial kitchen with utility and storage
- Attractive decked beer garden for 40
- Three-bedroom owner's quarters
- Garage and off-road parking, next to a free public car park

LOCATION

The Bugle Inn sits at the heart of a lively and growing village. Bugle had 2,427 residents at the 2021 Census, an increase of over 15% on a decade earlier. The inn is the heart of the village, with a loyal year-round local following, and hosts community gatherings including the annual Bugle Silver Band festival.

The village is an ideal base for exploring both Cornwall's rugged north coast and its sandy south. The world-famous Eden Project is just five miles away, with the Lost Gardens of Heligan and the harbour town of Fowey also close by.

The A30 is a short drive away, putting Newquay's surfing beaches within easy reach. With the Eden Project, Heligan, Fowey and the north coast all close by, the inn is well placed to capture year-round demand for overnight stays.

THE BUSINESS PREMISES

Open-Plan Bar

A warm, welcoming bar with traditional features throughout, seating around 40.

Games Area

Dedicated sports area for darts and pool.

Commercial Kitchen

Well sized and fully equipped, supporting the current bar meals offer with clear scope to develop further.

Utility and Storage

Further utility and storage areas beyond the kitchen.

Customer WCs

Ladies and Gents WCs.



LETTING ACCOMMODATION

Five well-presented en-suite letting rooms on the first floor, with their own separate entrance, ideal for holidaymakers and visitors to the area. All rooms have colour TVs and other facilities, and they provide the business with a strong second income.

Three Double Bedrooms

Each with en-suite bathroom or shower room.

One Twin Bedroom

With en-suite bathroom or shower room.

One Family Bedroom

With en-suite bathroom or shower room.



PRIVATE ACCOMMODATION

Owner's Quarters

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

OUTSIDE

Beer Garden

A good-sized decked area to the rear, seating around 40.

Parking and Storage

Two off-road parking spaces, a single garage and an outside store area.

Car Park

A free local authority public car park for around 14 vehicles adjoins the property.



THE BUSINESS

The Bugle Inn is open, trading and busy, with a loyal local customer base that keeps it trading strongly all year round, not just in the holiday season. Five en-suite letting rooms bring in a strong second income on top of the bar trade. We are advised that weekly takings are currently approaching £10,000, of which wet sales account for circa £7,000, with trade split approximately 70% wet, 20% food and 10% accommodation.

There is clear scope to grow further: pushing room occupancy through online booking platforms and social media; extending the food offer, particularly in the peak tourist season; and building a regular weekly programme of events and community nights. The right operator will combine a genuine community feel with sharp commercial awareness.

We do not hold accounting information and cannot warrant any trading figures. Further information is available on request to the agent.

TENURE

The Bugle Inn is available on the basis of a brand new agreement with St Austell Brewery, incorporating a wet tie to St Austell Brewery.

Annual rent: £34,625.

RATEABLE VALUE

From 1 April 2026 the rateable value is £27,500. This is not the amount you will pay.

EPC: 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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