



REF: 756

Travellers Rest
Trevarrian Hill, Trevarrian,
Newquay, Cornwall TR8 4AQ

£13,750



£13,750 is the Rent Deposit.

**In addition, funds will be needed
for stock and working capital.**

**Fixtures and Fittings can be
bought over a period of time.**



FEATURES

- Village inn with North Cornwall coastal views
- With plot of over 1.5 acres
- Four self-contained glamping pods with sofa-bed, kitchenette and bathroom
- Unique one bedroom 'Shepherd's Hut'
- Large well-presented bar and dining areas seats 100 plus commercial kitchen
- Three-bedroom self-contained private accommodation
- Beer garden and car park
- Close to caravan parks and 0.5 miles to Mawgan Porth Beach

LOCATION

Nestled in the picturesque hamlet of Trevarrian, The Travellers Rest enjoys a prime position along Cornwall's stunning north coast. Just moments from the golden sands of Mawgan Porth beach and a short drive from the vibrant town of Newquay, this charming property offers the perfect blend of coastal tranquillity and convenient access to local amenities.

Surrounded by rolling countryside and dramatic cliffside walks, the area is a haven for outdoor enthusiasts, surfers, and holidaymakers alike. With Newquay Airport nearby and excellent road links via the A30, Trevarrian is both secluded and well connected - making the Travellers Rest an ideal base for exploring the best of Cornwall.

THE BUSINESS PREMISES

Entrance Vestibule

With a slate floor leading to:

The welcome area with slate floor, wood-burning stove and adjacent Games Area with pool table and seating for around 10, a second wood-burning stove, exposed stone walls.

Seating Around Bar

With seating for around 50.

Well presented with slate floor, exposed beamed ceiling and a well presented carvery.

Bar Servery

With panelled wooden front, oak top and a range of back bar equipment including coffee machine, back bar refrigerators etc.

First Dining Area

Overlooks the garden, seating 12 with beamed ceiling and slate floor.

Well presented Ladies & Gents WCs and well presented Disabled WC.



Second Dining Area

Seats around 22. Another lovely space with exposed stone walls, stripped wooden floor and a huge open fireplace.

Commercial Kitchen

A well presented space with an impressive range of equipment including rational, commercial oven, commercial microwave, deep fat fryers, pass through dishwasher, fridges and freezers plus non-slip floor.

Beer Cellar

FIRST FLOOR PRIVATE QUARTERS

Is completely self-contained with its own doorway entrance but can also be approached via the business.

Here there is a large lounge with new carpet, exposed stone walls having a kitchenette off.

There are three double bedrooms (one leads through the other) and a private bathroom.

OUTSIDE

LETTING ACCOMMODATION

Situated in the paddock directly opposite the Travellers Rest and with glorious views across Mawgan Porth.

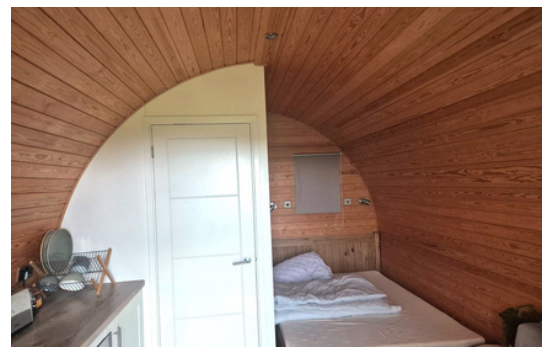
There are 4 self-contained letting pods comprising a Scandinavian clad style open-plan double bedroom with sofa-bed, kitchenette and TV. Leading to a modern bathroom.

Each pod has its own individual seating area.

In addition, there is a:

Shepherd's Hut

Again, with its own individual seating area. The Shepherd's Hut also offers a great one bedroom letting space.



There is a patio Beer Garden that provides outside seating for around 55.

Private Office

Car Park

Is adjacent to the Travellers Rest on the opposite side of the road with spaces for 35 vehicles.

THE PROPERTY

Is a large, detached, stone built building with painted render under a slate roof.

THE BUSINESS

Is open and trading.

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

TENURE

The Travellers Rest is available on the basis of a brand new tenancy agreement with St Austell Brewery.

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

Annual rent is quoted at £55,000 per annum.

Rateable Value

Current rateable value (1 April 2023 to present) £37,000.

This is not what you will pay.

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

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/7388-6614-3349-6342-8833>

