



REF: 798

The Wellington Hotel
Market Square, St Just, Penzance,
Cornwall TR19 7HD

Rent Deposit
£5,000



**£5,000 is the rent deposit
payable to the landlord.**

**In addition, funds will be required
for stock, working capital
and advance rent.**

**Fixtures and fittings value
to be confirmed but can be
purchased over a period of time.**

FEATURES

- Hotel and pub in historic Cornish coastal town
- Bar/pool area
- Restaurant/dining area
- Function room
- Commercial kitchen
- 11-room letting accommodation
- Separate detached house private accommodation
- Beer garden and courtyard

LOCATION

Positioned along the scenic coastal route linking St Ives to the A30, and just a short drive from the iconic Land's End, St Just is widely recognised as the most westerly town in mainland Britain.

The town lies within the Cornwall National Landscape (AONB) and is one of only two towns included within the CNL. The town benefits from its enviable coastal setting, surrounded by dramatic cliffs, walking routes and natural landmarks that attract outdoor enthusiasts throughout all seasons. The area is steeped in heritage, with strong ties to Cornwall's renowned tin mining history and close proximity to several UNESCO-recognised mining sites.

The Wellington Hotel is situated at the very heart of the historic market town and enjoys a commanding position overlooking the bustling Market Square - arguably the most prominent trading spot in the town.

This high-visibility location creates a rare balance of dependable local trade and a resilient, year-round tourism market exploring West Cornwall's rugged beauty, making the Wellington Hotel uniquely positioned for sustained commercial success.

THE BUSINESS PREMISES

Entrance

Bar
With a pool area.

Bar Servery

Restaurant Dining

Function Room

A dedicated function/dining/breakfast room, providing excellent potential for private events, celebrations and group bookings.

Ladies & Gents WCs

Commercial Kitchen

A well-equipped commercial catering kitchen, supporting both casual dining and larger functions.

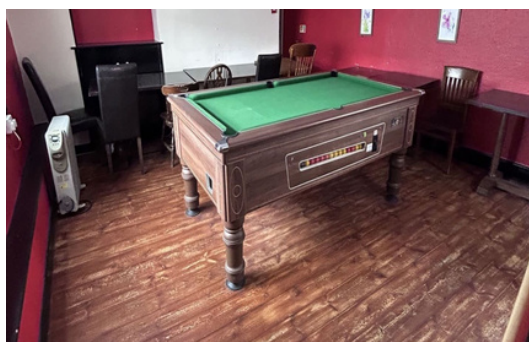
LETTING ACCOMMODATION

This comprises 11 well-appointed en-suite letting rooms, offering a strong and reliable accommodation income:

Five rooms within the main building across the upper floors.

Six additional rooms in a dedicated rear accommodation block.

A versatile mix of doubles, twins and bunk rooms, ideal for couples, families and groups.



PRIVATE ACCOMMODATION

Located to the rear, a detached house comprises:

Well-appointed kitchen
Lounge
Three good sized bedrooms
Contemporary bathroom

OUTSIDE

To the front a prominent front-facing seating overlooking the square.

To the rear a private courtyard for additional guest use.

There is convenient on-street parking nearby.

THE PROPERTY

The Wellington Hotel is an impressive and substantial three-storey property.

THE BUSINESS

Is open and trading.

The business combines traditional pub charm with flexible hospitality offerings, creating a turnkey operation, that has been thoughtfully maintained and configured to maximise multiple income streams.

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

Red Oak Taverns is seeking a hands-on publican or operator with the vision and capability to unlock the full potential of this standout site.

TENURE

The Wellington Hotel is available on the basis of a 5-year (TAW initially) agreement with Red Oak Taverns.

There will be a tie for beers, ciders and lagers (free of tie for wines, spirits and non-postmix minerals).

Annual rent is quoted at £34,000.

Rateable Value

From 1 April 2026 the sum is £27,750. 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)
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