



The Royal Standard Inn

61 Penpol Terrace, Hayle, Cornwall TR27 4BH

Rent Deposit
£7,500



Starting rent of £13,000 per annum, to be amended following St Austell Brewery's planned 2027 investment. A rent deposit of £7,500 is payable.



FEATURES

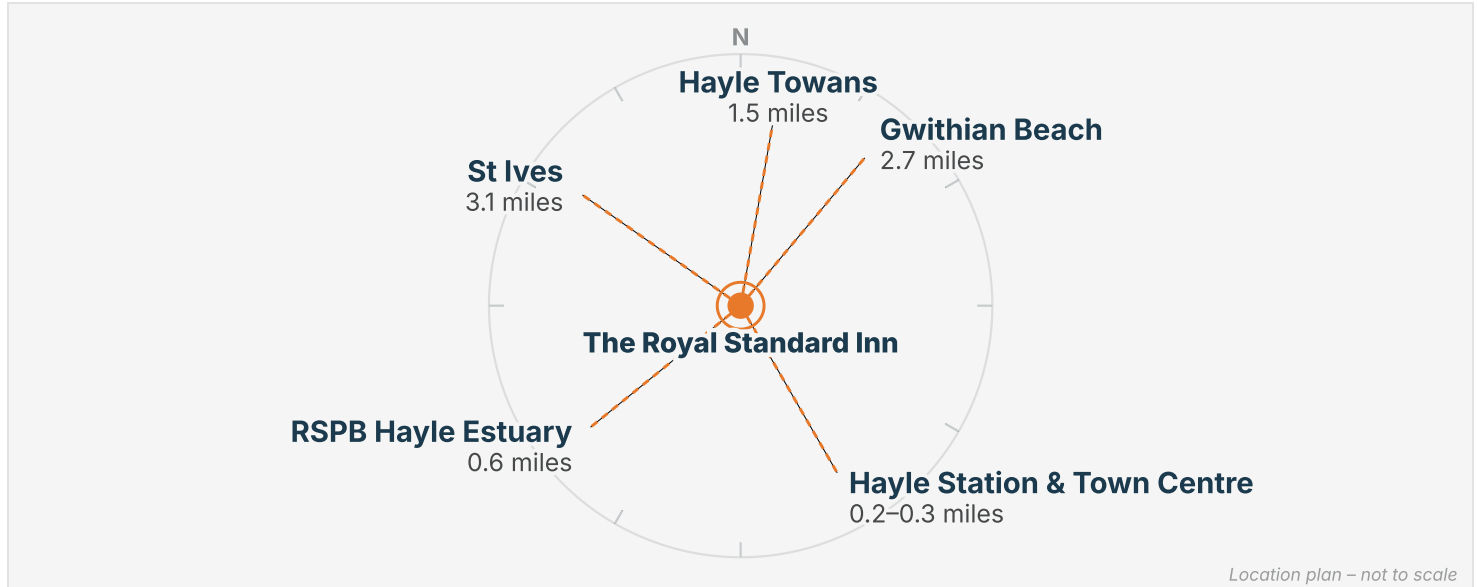
- Traditional community pub in a highly accessible part of Hayle
- Investment planned by St Austell Brewery in 2027
- Established wet-led trade with clear scope to introduce food
- Public bar and lounge with space for up to 90 dining covers
- Pool table, TV and skittle alley for a strong social calendar
- Dog and family-friendly beer garden
- Approximately 15 car parking spaces
- Private accommodation with four bedrooms, kitchen, lounge and bathroom
- Starting rent £13,000 pa, to be amended post investment

LOCATION

The Royal Standard is within walking distance of Hayle town centre and just 0.2 miles from Hayle Railway Station, with rail connections to St Ives, Penzance, Truro, Plymouth and London Paddington.

The A30 is only a few minutes away, while the Hayle Estuary Nature Reserve, Hayle Towans, Gwithian Beach and Godrevy Head are all within easy reach.

With Hayle's coastal attractions, railway connections and strong visitor footfall on the doorstep, the pub appeals to both a loyal local following and the wider seasonal market.



THE BUSINESS PREMISES

Public Bar and Lounge

A traditional, informal and welcoming space for regular customers and visitors, with beamed ceilings, exposed stone and a bar servery with a good range of hand pulls and keg fonts.

Dining Capacity

The pub can accommodate up to 90 dining covers, giving flexibility to develop food alongside the established drinks trade.

Games Area

With pool table, darts and TV.

Skittle Alley

Providing a further attraction for leagues, functions and events.

PRIVATE ACCOMMODATION

Bedrooms

Three bedrooms plus a single bedroom.

Living Space

Private kitchen, lounge and family bathroom, providing comfortable living space for the Business Partner.

OUTSIDE

Beer Garden

An established patio beer garden with picnic bench seating, providing space for informal drinking, dining and socialising, with dog-friendly and family-friendly appeal in the warmer months.

Car Park

Approximately 15 car parking spaces.

THE BUSINESS

The Royal Standard is an established community pub, currently wet-led, offering the chance to take on the business and shape its next chapter. St Austell Brewery is planning an investment in the pub in 2027, with full details to be confirmed.

Introducing a well-considered traditional bar meal offer could create a valuable new revenue stream and make greater use of the pub's 90-cover capacity. There is also scope to build a stronger weekly rhythm around events, the skittle alley, pool and seasonal activity. Hospitality experience is preferred but not essential for the right hands-on operator.

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 to be decided or negotiated.

Starting rent: £13,000 per annum, which will be amended following the planned investment.

Rent deposit: £7,500.

VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:

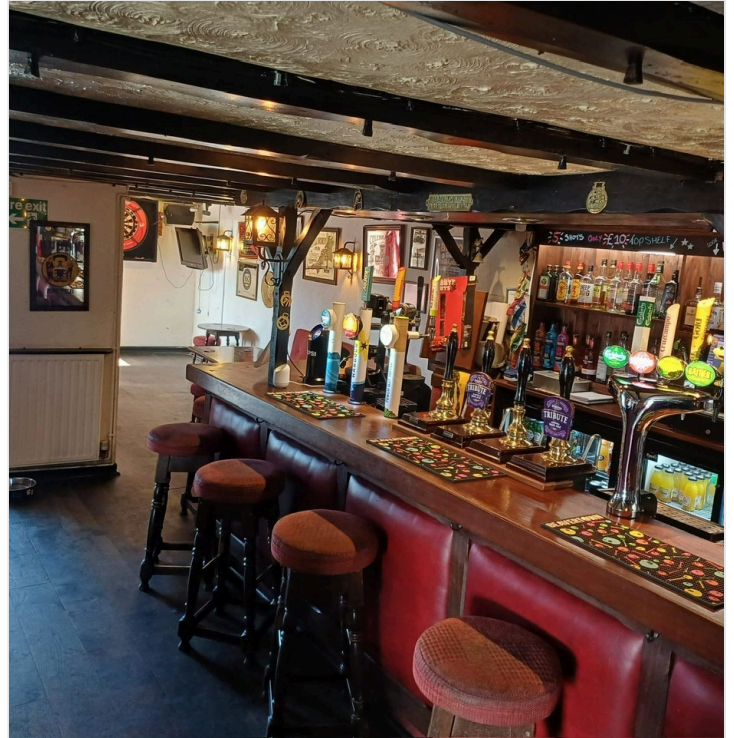
0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (out of hours)

Please Email: bruce@sprosen.com

Website: www.sprosen.com

PHOTOGRAPHS



Sprosen Grosvenor is the vendor's agent and gives notice that (1) These particulars do not constitute any part of an offer or contract (2) None of the statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that the statements contained therein are correct (3) Measurements where given are approximate and for guidance only (4) No tests have been carried out on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.