



The Kings Arms
5 Market Square, St Just,
Penzance, Cornwall TR19 7HF

£10,000



£10,000 is thought to be the minimum amount of cash needed in order to enter this business.

Included within this figure will be rent deposit of £5,000, stock and glassware at valuation, some advance rent and working capital.

The fixtures and fittings are valued separately.

New operators will be required to purchase the fixtures but this can be agreed over a period of time.

FEATURES

- Cornish public house in busy market square location
- Bar and dining areas for 88
- Outside area for 24
- Well-equipped commercial kitchen
- Three-bedroom private accommodation with lounge, kitchen and bathroom
- Current sales estimated at £300,000 per annum

LOCATION

St Just is a town in the Penwith district of Cornwall. It lies along the B3306 road, which connects St Ives to the A30 road.

The parish encompasses the nearby settlements of Trewellard, Pendeen and Kelynack. It is bounded by the parishes of Morvah to the north-east, Sancreed and Madron to the east, St Buryan and Sennen to the south and by the sea in the west.

The town is the most westerly in mainland Britain and is situated approximately 7.8 miles (18 minutes), via the A3071, from Penzance. It is the nearest town to Lands' End and close to many famous Cornish landmarks like St Michael's Mount.

St Just lies within the Cornwall Area of Outstanding Natural Beauty and is one of only two towns included within the Cornwall AONB.

Our subject property is a very traditional Cornish public house set deep into Poldark territory and situated on the town square at the centre of all activities in St Just, benefiting from the strong tourist trade and local support.

THE BUSINESS PREMISES

Entrance

From the street into a half-timbered vestibule with large glazed front door.

Leads to a small flagstone area, to the left of which is:

Snug Area / Trading Area 1

(3.3 m x 3.7 m)

Seating 14.

A carpeted bar area with painted rendered walls, exposed stone and windows with views out onto Market Square. Panelled wood ceiling with traditional wooden beams.

To the right of the entrance is:

Trading Area 2

(4 m x 6 m)

A carpeted space with seating for 18 and vertical drinking space for a further 10.

This area has a traditional granite stone open fireplace, flatscreen TV. Wood panelled walls and exposed stone with window overlooking Market Square.

Bar Servery

With varnished wooden front with hardwood top.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where given are approximate and for guidance only (4) No tests have been carried 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.

Behind the bar servery is non-slip flooring, coffee machine, double bottle cooler, wine cooler, glass washer and single bottle cooler.

Leading from this area is:

Further Snug Area / Trading Area 3

(3.8 m x 6 m)

Seats 8.

Carpeted with exposed stone and wooden panelled walls.

Leading from this is:

Trading Area 4

(2.1 m x 4.4 m)

Seats 10.

Carpeted with wood panelled walls.

Trading Area 5

(8.1 m x 5 m)

A carpeted dining area seating 28 with many original features. Half-panelled wood and exposed stone walls, working fireplace with log burner. This area also has panelled ceilings with traditional beams.

Bar Servery

With a tiled walkway and connects with the first Bar Servery and therefore has the same equipment.

Leading from this area are:

Ladies WC

Quarry tile floor and tiled walls. With two low level flush WCs and two wash hand basins.

Gents WC

Quarry tile floor and tiled walls. With three urinals, one low level flush WC and wash hand basin.

Also leading from this area:

Commercial Kitchen

(3.7 m x 2.6 m)

Well equipped with 6-burner cooker, microwave, fridges, glass washer and double sink, extraction hood and deep fat fryer, stainless steel prep surfaces. The area has UPVC cladding throughout.

A small vestibule leads out to an 'L-shaped' yard for deliveries and:

Cellar

Is above ground.



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried 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.

PRIVATE ACCOMMODATION

Is accessed from within the pub, via a carpeted staircase to a small landing area and comprises of:

Bedroom 1

(4.3 m x 3.4 m)

A good-sized double room.

Bedroom 2

(5.8 m x 4.4 m)

A large double room.

Bedroom 3 / Office

(3 m x 2.3 m)

Lounge

(4.5 m x 3.5 m)

A spacious lounge.

Shower Room

(1.5 m x 2.5 m)

A white suite – shower, low level flush WC and wash hand basin.

Kitchen

(3 m x 2.3 m)

With some fitted units.

Bathroom

(2.1 m x 1.7 m)

Tiled throughout. A white suite – bath, low level flush WC and wash hand basin.

There is a good level of investment planned for the private accommodation.

OUTSIDE

To the front of the pub, on granite pavement, with picnic bench seating for 24 overlooking the square.

THE PROPERTY

The building is of Cornish granite construction under a slate roof and is located in a small terrace Market Square.

THE BUSINESS

Is currently open and trading.

We understand that current annual sales are circa £300,000 including VAT.

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

TENURE

The business is available on the basis of a brand new tenancy agreement (initially TAW) with St Austell Brewery.

The 5-year tenancy is protected by the Landlord & Tenant Act (therefore fully renewable).

There will be a wet tie to St Austell Brewery for wet sales products.

Annual rent guide is £24,000.



Rateable Value

Current rateable value (1 April 2023 to present) £24,250.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/3615-1681-1345-8002-5819>

VIEWING AND FURTHER INFORMATION

Please Call:
0333 414 9999 (Monday-Friday 9am-5pm)
Bruce Sprosen 07467 947296 (Out of Hours)
Please Email: bruce@sprosen.com

Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where given are approximate and for guidance only (4) No tests have been carried 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.