



The Crows Nest

Darite, Liskeard, Cornwall PL14 5JQ

£5,750

£5,750
is the brewery deposit.

**In addition,
funds will be needed for
stock and glass (est. £6,500).**

**Fixtures and fittings (est. £19,000)
can be bought
over a period of time.**

Annual rent £23,000.



FEATURES

- Traditional country inn on the gateway to Bodmin Moor
- Available immediately – fantastic opportunity
- Established business with a loyal local following and growing visitor trade
- Estimated annual fair maintainable turnover of £525,000
- Popular with walkers, cyclists and outdoor enthusiasts all year round
- Traditional bar centred around a striking open fireplace
- Approximately 58 dining covers
- Well-equipped commercial kitchen, ideal for a quality food-led operation
- Sunny beer garden for alfresco dining
- Private car park for approximately 16 vehicles
- Two bedroomed private accommodation

LOCATION

The Crows Nest is located in the village of Darite, just three miles from Liskeard, and enjoys a prime position on the south-eastern edge of Bodmin Moor.

The area is surrounded by some of Cornwall's finest walking and cycling, attracting walkers, cyclists and outdoor enthusiasts throughout the year.

Nearby Liskeard provides a strong local customer base and excellent amenities. Good bus links serve the surrounding villages, with rail connections available from Liskeard.



THE BUSINESS PREMISES

The Pub

A traditional country inn combining cosy interiors, a respected food offer and a loyal local trade.

Bar

A traditional bar centred around a striking open fireplace, creating a cosy setting for everything from a quiet pint to relaxed family dining.

Dining

Approximately 58 dining covers.

Commercial Kitchen

A well-equipped commercial kitchen, making the pub perfectly suited to a quality food-led operation.

PRIVATE ACCOMMODATION

Accommodation

Comprising two bedrooms, kitchen, living room and bathroom, providing comfortable and practical living space.

OUTSIDE

Beer Garden

A sunny beer garden providing an inviting space for alfresco dining during the warmer months.

Car Park

A private car park with space for approximately 16 vehicles, offering convenient access for both locals and visitors exploring the surrounding countryside.

THE BUSINESS

The Crows Nest offers an excellent platform to build on an established business with a loyal local following and growing visitor trade. St Austell Brewery estimate the annual fair maintainable turnover at £525,000.

With its location on the edge of Bodmin Moor, there is clear potential to strengthen the food offer, make the most of the popular beer garden and create events that encourage repeat visits throughout the year. Hospitality experience is beneficial but not essential; enthusiasm, commercial awareness and a passion for becoming part of the local community are key.

Further trading information can be provided to interested parties on request to the agent.

TENURE

The property is available immediately on the basis of a 5 year fully tied agreement with St Austell Brewery.

Annual rent: £23,000.

INGOING COSTS

- Estimated fixtures and fittings: £19,000 (can be bought over a period of time)
- Brewery deposit: £5,750
- Estimated stock and glass: £6,500

VIEWING AND FURTHER INFORMATION

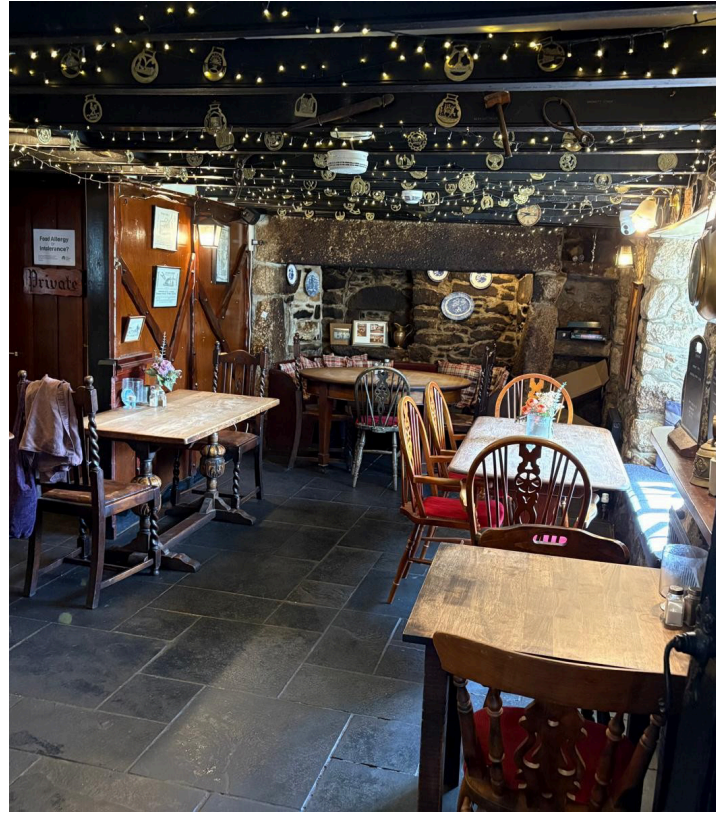
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