



REF: 776

Fire Engine
Higher Fore Street, Marazion,
Penzance, Cornwall TR17 0BB

£8,000



£8,000 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

- South Cornwall coast side pub to let
- Stunning views to the famous St Michael's Mount from inside and beer gardens
- Main bar seats 60 plus salad bar and snug for 25
- Well presented commercial kitchen with quality trade equipment
- Private quarters offers two-bedroom accommodation
- Car park

LOCATION

The ancient town of Marazion is found just a few miles from Penzance on the South Cornish coastline.

Marazion is famous for its views across the water and causeway to St Michael's Mount, the island home to a Medieval castle with Norman church and sub-tropical gardens.

Tourists flock here all year round whilst the large residential population also provides a steady local business.

The Fire Engine is situated on the main road coming into the centre in a visible trading position.

THE BUSINESS PREMISES

Main Bar

Approached from the main road.

There is customer seating surrounding the horseshoe shaped bar for around 70 with an eclectic mix of bar furnishings, easy seating, window seats and fixed seating.

Truly amazing views are enjoyed from two large picture windows across to St Michael's Mount.

There is part stone, part wooden clad walls with wood-burning stove and wood panelled floor.

The bar has a panelled front and a full range of equipment behind.

Situated from the side vestibule is:

Ladies WC

In good condition.

Steps from the main bar lead to:

Gents WC

Also leading to:

Cellar Bar

A fabulous old room seating 50 with old stone floors, exposed stone walls and sea views.



Here there is a:

Second Bar

With equipment behind and:

Games Room

With old cobbled floor, stone fireplace and seating for 10.

Cellar and Store

Stairway from rear vestibule leads to First Floor

Well-fitted Commercial Kitchen

With full range of stainless steel equipment, extract, combination oven, pizza oven, griddle, deep fat fryers etc.

Prep / Store Room

With stainless steel workstations, freezers and fridges.

Laundry Room

PRIVATE QUARTERS

On the first floor is a:

Bedroom / Office

Bathroom with corner bath

Stairway to Second Floor

Double Bedroom

Private Kitchen / Diner / Lounge

OUTSIDE

Is a tarmacadam car park for up to 8 vehicles (a rarity in Marazion).

There is a raised customer seating area for 12.

Lawned and patio area seating 40 and enjoying unrivalled views across to St Michael's Mount.

THE PROPERTY

Stands at the end of a terrace. There is oil fired central heating, mains gas, mains electric and main drainage.



THE BUSINESS

Is currently open and trading with a temporary management team.

We cannot warrant any trading information.

TENURE

The Fire Engine is available on the basis of a brand new agreement with St Austell Brewery.

Please enquire regarding rental payments.

Rateable Value

Current rateable value (1 April 2023 to present) £15,000.

This is not what you will pay.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/0609-7599-1995-2096-4210>



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

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