



REF: 779

The Top House Inn
The Lizard, Helston, Cornwall
TR12 7NQ

Rent Deposit
£17,000



£17,000 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

- The most southerly inn in Britain
- Cornish village pub with 8 en-suite letting bedrooms
- Seats over 100 inside and 70 outside
- Located on the iconic south west coastal path
- Very well presented throughout
- Annual takings circa £1,000,000 (unwarranted)
- Very well presented five-bedroom owner's home with refitted bathroom, private kitchen and second WC

LOCATION

Found in the heart of Lizard village, the southern most community in the UK. The Top House is very close to the Cornwall Coastal Path and has strong connections with the RNLI and wider village community.

The town of Helston is 15 minutes away and the beautiful National Trust beach of Kynance Cove is 10 minutes.

THE BUSINESS PREMISES

Entrance Vestibule

Leads to:

First Trading Area

With some soft furnishings and bar chairs and tables seating around 20.

Full of character with beamed ceilings, half panelled walls and wall-to-wall artefacts.

Second Trading Area - known as the lifeboat corner

Seating around 40. Another area full of character with herringbone wooden floor, an open coal fire with brick surround, beamed ceilings and walls surrounding the:

Bar Servery

With painted panelled front, heavy oak top and a full range of back bar equipment.

First Dining Room

Is also used for drinkers. Seating 26. With half-panelled walls and a door leading to the rear trade patio.

Second Dining Area

Seats 26 and is adjacent to the:

Commercial Kitchen

Fully fitted with good quality array of equipment in combination oven, flat top hob and commercial oven, deep fat fryer, wash-up area with commercial dishwasher, separate dessert prep area etc.

Ladies & Gents WCs

First Floor Laundry Room

First Floor Staff WC



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.

LETTING ACCOMMODATION

Is self-contained from the pub with its own separate entrance.

There are 8 letting bedrooms over the first, second and third floor.

All bedrooms have en-suite facilities. There are two twins, four doubles, one family and one superior room.

Three of the letting bedrooms have sea views.

OWNER'S PRIVATE QUARTERS

There are two ways of approaching the private quarters.

Carpeted hallway leads to:

Large Lounge

With two sash effect windows, stone fireplace with wood-burning stove.

Private Kitchen

With wall and floor kitchen units, inset sink unit, plumbing for automatic washing machine, integrated oven and hob.

Luxury Bathroom

Two person shower, large roll-top bath, low level flush WC, tiled floor.

Five Double Bedrooms

The private quarters are all very well maintained, have newly carpeted floor coverings and some limited sea views.

Separate WC

Newly furnished with new WC suite and pedestal wash hand basin.

Storage

There is a staircase from the private quarters which offers three large store rooms that could be converted further.

There is oil-fired central heating throughout the building.



OUTSIDE

To the rear is a:

Dry Store

Second Store with Walk-in Cold Room

Cellar

Outside Storage Area

Outside Customer Seating

To the rear for 20 in a patio area.

Outside to the front

There is seating for 50.

THE PROPERTY

The property is thought to be over 200 years old, is well presented with oil-fired central heating and CCTV throughout. There is mains electrics and drainage whilst the kitchen operates from bottled gas.

THE BUSINESS

The pub has a good local following and offers a range of beers, wines and spirits. The current operators offer a well presented pub grub menu alongside breakfasts and snacks for hotel guests.

We will not have accounts for this business however we are advised that annual sales are circa £1,000,000 net of VAT with circa £400,000 turnover from wet sales, £400,000 turnover from food sales and £200,000 turnover from letting accommodation.

TENURE

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

The target rent is £68,000 per annum.

Rateable Value

From April 2026 is in the sum of £44,500.

This is not what you will pay.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/6177-9223-6367-3533-4772>



VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:

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