



JJ's Bar
4 Dean Street, Liskeard, Cornwall
PL14 4AA

Freehold
£295,000



FEATURES

- Sports bar in centre of busy Cornish town
- Trading area for 70
- Outside trading areas for 80
- Contemporary rustic/industrial décor
- Two-bedroom private accommodation with lounge, kitchen and bathroom
- Music stage area
- Good AWP and pool table income
- Trade benefits from darts and pool teams

£295,000 is the amount required for this freehold property



LOCATION

Liskeard is an ancient stannary and market town in south-east Cornwall.

It is situate approximately 20 miles (32 km) west of Plymouth, 14 miles (23 km) west of the Devon border and 12 miles (20 km) east of Bodmin. The Bodmin Moor lies to the north-west of the town.

Our subject property is situate in a busy roadside position in the town centre.

THE BUSINESS PREMISES

Entrance

Directly from the pavement in to a small wooden floored vestibule with painted rendered walls.

Open-Plan Trading Area

Seating space for 30 customers and a further 40 vertical drinkers.

With wooden flooring, sports bar featuring pool table, four large flat screen TVs, two dartboards.

Décor is rustic/industrial, part painted rendered walls, rendered ceilings with spotlights, bric-a-brac is sports memorabilia and contemporary neon signs.

Bar Servery

Painted wooden panelled front with hardwood top, Delta Bridge dispense.

Back bar is rustic wooden panelled with two large flat screen TVs.

Behind the bar is vinyl flooring, three double bottle coolers.

Adjacent to this area:

Kitchen / Utility Area

A small tiled area featuring glass washer, ice machine, domestic oven and microwave, single sink, tiled walls and painted rendered ceiling.



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.

Directly from the Trading Area into a non-slip floored corridor with part galvanised steel walls with painted render above and accessed up a flight of non-slip steps:

Ladies WC

With two low level flush WCs, one wash hand basin, tiled floor and wood panelled walls in a rustic style.

Gents WC

With trough urinal, one low level flush WC, one wash hand basin, tiled floor and wood panelled walls in a rustic style.

Cellar

Is above ground and accessed from the front of the building.

PRIVATE ACCOMMODATION

Is accessed via a carpeted staircase from within the pub and consists of:

Bedroom 1

A well-proportioned double room.

Bedroom 2

A double room.

Lounge

Domestic Kitchen

All rooms have laminate flooring.

Bathroom

Comprising a white suite with shower over, tiled with tile-effect vinyl flooring.

OUTSIDE

Patio Area

A stone patio area with seating for 32 under a galvanised roof pagoda.

Adjacent to this is a gravelled area with seating for a further 8.



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Up a small flight of steps to a:

Patio Area

A large open area with seating for approximately 40.

Outside Bar

This is also served by its own dedicated outside bar with rustic wooden shutters and doors.

The area also benefits from a covered purpose built music stage.

THE PROPERTY

Is a stone built terraced building with painted render under a slate roof.

THE BUSINESS

Is currently open and trading.

TENURE

Freehold.

Rateable Value

Current rateable value (1 April 2023 to present) £14,000.

VIEWING AND FURTHER INFORMATION

Please Call:
0333 414 9999 (Monday-Friday 9am-5pm)
Jeff Dunn 07824 663371 (Out of Hours)
Please Email: jeff@sprosen.com



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