



## THE WHEELERS, 48 FORE STREET, TORPOINT, PL11 2AD

IMPRESSIVE TOWN CENTRE FREEHOUSE. Envidable Fore Street location S.E. Cornwall riverside town. Large period premises. Two impressive bar areas, servery, kitchens, cellar, stores and spacious 3-4 bedroom private accommodation. Popular and well established business. Turnover approx. £6,500 to £7,500 per week. Wet sales only. FREE HOUSE. Strong barrelage. Excellent food potential. New flexible lease. Viewing essential. LEASEHOLD or FREEHOLD options.

**LEASEHOLD BUSINESS TRANSFER : £65,000 SAV SOLE AGENTS**  
**FREEHOLD PRICE : OIEO £600,000 SAV SOLE AGENTS.**

- IMPRESSIVE TOWN CENTRE FREE HOUSE
- PRIME LOCATION IN RIVERSIDE TOWN
- 2 BARS, SERVERY, KITCHEN, CELLAR AND STORES
- SPACIOUS 3-4 PRIVATE ACCOMMODATION
- TURNOVER £6,500 - £7,500 PER WEEK
- WET SALES ONLY – EXCELLENT FOOD POTENTIAL
- NEW FLEXIBLE LEASE AVAILABLE

**LOCATION:**

Torpoint is located in the south-east corner of Cornwall on the opposite bank of the River Tamar to Plymouth to which there is easy access via a car and pedestrian ferry. The town lies astride the main A374 which is one of the principal tourist routes into the area leading to such favoured resorts and beauty spots as Looe and Polperro and the magnificent open sandy beaches of Whitsand Bay and Tregantle. Also located near to the town is HMS Raleigh which is now the Navy's foremost training centre.

**DESCRIPTION:**

The Wheelers is a popular and well established Free House located in a prime Fore Street trading position in the heart of the thriving South East Cornwall riverside town of Torpoint. There are a full variety of trades and businesses represented within Fore Street, servicing the needs of the local resident population. There is a public car park within walking distance. Consequently, the business enjoys an excellent and consistent year round trade.

The premises are end-of-terrace and appear to be of traditional construction with rendered and painted elevations under a pitched slate roof. It is a substantial premises which has been extensively renovated and refurbished throughout by our clients.



It comprises two impressive and extensive bars to the ground floor with servery, commercial kitchen, cellar and storerooms together with ancillary stores at first floor level and a large self-contained 3-4 bedroom maisonette to the first and second floors. An early viewing appointment is essential to fully appreciate the location and quality of this successful and popular Free House.

**SCHEDULE OF ACCOMMODATION:****GROUND FLOOR**

**FRONT ENTRANCE PORCH** Off the main Fore Street, with access to:

**PUBLIC BAR** A well appointed bar area with windows to front and side aspects, integrated spotlighting, quality wood floor, wall lights, radiators, pool table, dartboard with electronic scoring unit, wall-mounted flatscreen TVs and range of traditional quality bar furniture and effects.

**CORNER BAR SERVERY** Fully equipped with full range of beer fonts and engines, bar back shelving, optics, bottle chillers, access through to back bar servery.

**BACK BAR** Extensive and impressive bar area used as a functions and entertainment area with separate side entrance and Fire Exit, ceiling mounted flatscreen TVs, raised stage area to one end with DJ area, music and lighting systems, quality commercial floor covering,



range of quality upholstered booth seating, range of traditional bar furnishings.

**BAR SERVERY** Custom built bar servery with full range of beer pumps and fonts, chilled bottle display cabinets, commercial coffee unit, bar back shelving, digital till system, stainless steel sink unit, commercial floor covering.

**LADIES TOILETS** Four cubicles, two vanity sink units and electronic hand dryer.

**GENTS TOILETS** With two separate cubicles, stainless steel urinal, two sink units and electronic hand dryer.

**KITCHEN** Commercial kitchen area with range of stainless steel preparation tables extraction system, commercial gas range, deep-fat fryer, various refrigeration units, stainless steel commercial sink unit, commercial floor covering, fluorescent lighting.

**REAR STORE** A large ancillary storage area with separate delivery access to rear.

**CELLAR** Being fully refrigerated with delivery access off Fore Street.

**FIRST FLOOR [REAR]**

**STORAGE AREA** A further large storage area with windows to both front and side aspects. It is felt that this could be converted into a separate self-contained flat or additional accommodation, subject to any necessary consents.



**SCHEDULE OF ACCOMMODATION [CONT.]:**

**VOID STORAGE AREA** With restricted headroom, housing extraction ducting, electric and amplifiers.  
**SEPARATE ENTRANCE HALL** [Ground Floor] , stairs to:

**FIRST FLOOR [FRONT]**

Hallway with access to **ROOF PATIO AREA** , fully enclosed with air-conditioning units.

**SPIRIT STORE****TUMBLE DRYERS CUPBOARD**

**BEDROOM 1** A large double bedded room with window to front aspect, fitted wardrobe units, carpet and radiator.

**INNER HALL** With radiator and stairs to second floor.

**BEDROOM 2** A large double bedded room with window to front aspect, fitted wardrobe units, carpet and radiator.

**OFFICE/BEDROOM 3** A double bedded room currently utilised as an office with window to front aspect and radiator.

**SHOWER ROOM** With newly fitted double corner shower unit, vanity sink unit, low level WC and window to side aspect.

**SECOND FLOOR**

**LOUNGE/DINING AREA** A large and well appointed living area which runs the whole width of the front of the property with windows to front and side aspects, river views, carpet and radiator.

**NOTE:** This is a large room which could be reinstated as two separate rooms to provide an additional bedroom if required.

**KITCHEN** with range of modern wall and base units, work surfaces, stainless steel sink unit, electric oven, Velux roof window, window to side aspect and Vaillant gas-fired boiler.

**SERVICES** We understand that all mains services are connected to the property. The premises have the benefit of a gas-fired central heating system.

**BUSINESS:**

**TRADE** is that of an **IMPRESSIVE TOWN CENTRE FREE HOUSE** which enjoys a prime Fore Street trading position in the heart of this busy South East Cornwall riverside town.

The business has been in the **PRESENT HANDS** since 2012. During their tenure, our clients have undertaken an extensive programme of renovation and improvements to the property which now presents superior trade areas, complimented by spacious and versatile owner's accommodation.

It is only now **OFFERED FOR SALE** as our clients are looking to retire.

The business is **CURRENTLY RUN** by one full-time proprietor together with the assistance of his partner. They employ a full-time manager (36hrs/week) together with a pool of 9 part-time staff. The current **WAGE BILL** is approximately £1,400 per week, but it is felt that if the unit was operated by two fully involved proprietors, the number of staff could be reduced and a significant saving made of wage costs.

We understand that the premises is a **FREE HOUSE** and is free from any trading tie. The premises is **FULLY LICENSED** from 10am to 3am throughout the week. Our clients choose to **OPEN FROM** :

Monday - 10am to 8pm  
 Tues, Weds, Thurs - 10.30am to 11.30pm  
 Friday/Saturday - 10.30

The business is **WELL ESTABLISHED** and enjoys an excellent and consistent year round trade with a regular and loyal customer base. It has its own pool and darts teams, and is a popular entertainment venue with DJs and live music proving to be popular at weekends.

We understand that the **WEEKLY TURNOVER** amounts to approximately £6,500 - £7,500, achieving a **GROSS PROFIT** of approx. 65%. We understand that this turnover is generated purely by wet trade and that the pub has a strong barrelage. In addition, the business enjoys a lucrative machine income. Additional trading figures can be made available to serious prospective buyers once they have actually inspected the premises.



**BUSINESS [CONT.] :**

Whilst trading successfully, it is felt that the unit still offers **EXCELLENT POTENTIAL** for future development. At present the pub does not offer any food although there is a commercial kitchen. It is felt that there is genuine potential for the introduction of a food offering which, if done successfully, could increase weekly sales significantly.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £5,000 to £7,000.

**TENURE / LEASE TERMS:**

The premises are offered with the benefit of a **NEW LEASE**, the length of which is negotiable (i.e. 6 – 20 years), with an initial rent of £35,000 per annum, exclusive of rates, subject to rent reviews every 3rd year, with the tenant responsible for full repairing and insuring covenants. Our clients are willing to incorporate an option within the lease whereby the tenant can purchase the **FREEHOLD**. For fuller details, please contact the agents.

**ALTERNATIVELY:**

Our clients will consider disposing of the Freehold of the premises.

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £27,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

The Flat is currently rated as Council Tax Band A

**VAT:** We understand that VAT is payable on the purchase price. This can be claimed back by a potential buyer if they are VAT registered.

**ENERGY PERFORMANCE CERTIFICATE:**

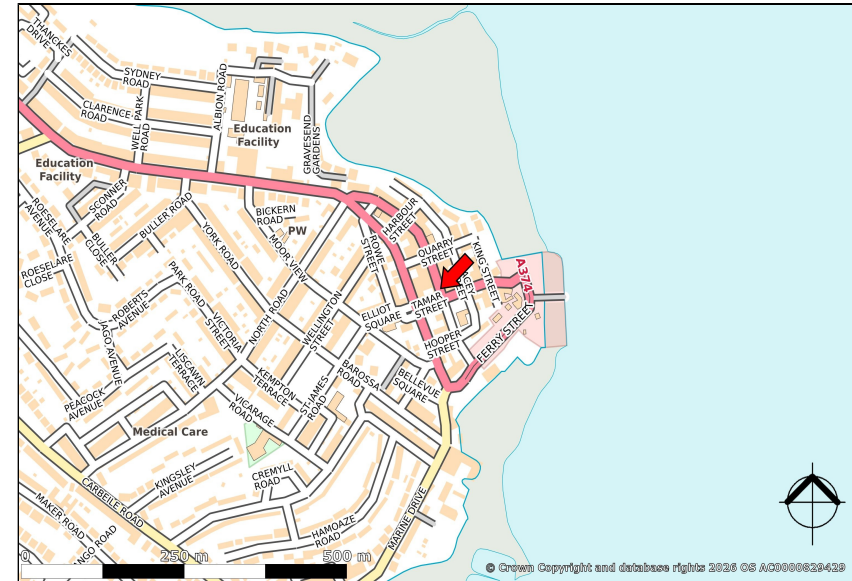
The Energy Performance Rating for this property is D (82).

**LEGAL COSTS:**

Each party to bear their own costs in regards to this transaction.

**COVENANT STATUS:**

A deposit or other security may be required subject to covenant status.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

**Paul Goss** or **Brian Hasell**

**Tel:** 01752 206020

**Email:** [enquiries@huntleyandpartners.com](mailto:enquiries@huntleyandpartners.com)

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