



**For Sale**

Leasehold assignment guide  
at £125,000

Chiverton Arms, Chiverton Cross, Blackwater,  
Truro, Cornwall TR4 8HS

0.38 acres  
(0.15 hectares)

## Summary

- Well known Freehouse and restaurant
- Assignment of free of tie 15 year lease (from 2022)
- Public bar and dining rooms (70+ covers)
- 4 Lettings bedrooms
- Four bedroom flat
- Car park (30+), beer gardens (80+ external covers) and children's play area
- Presented in great order throughout and long term thriving business
- Rent £30,000 pax

### Location:

The Chiverton Arms occupies a prominent roadside position at Chiverton Cross, with excellent roadlinks via the nearby A30 to Truro (5 miles), Redruth (5 miles) and St Agnes (4 miles). Whilst there is some more recent disruption with the A30 roadworks at Chiverton, the future is bright for the venue as these road links are maintained, but new walking and cycling access will bring new customers to the area and overall the position will benefit from the works overall. There is also a local bus stop at the front of the venue. and a number of established holiday parks.

### Description:

The Chiverton Arms is an excellent example of a traditional Inn and is presented in great order throughout. A detached building believed to date from the early 19th century, of traditional stone construction with later additions and under a pitched tiled roof. Charming customer areas to include public bar and break out dining areas with 70+ internal covers, complemented by front and rear beer gardens and a children's play area to one side, overall a further 80 external covers. In addition there is a detached single storey (former smithy) with 4 independent letting bedrooms. At first floor a spacious 4 bedroom apartment provides for comfortable family accommodation.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition). Customer entrance lobby through to public bar (7.9m x 7.6m) having a traditional feel with part stripped and stained wood and part tiled flooring, wood panelling and exposed ceiling beams. Solid wood bar servery and feature fireplace. Space for 24 covers. Access to rear lobby, first floor accommodation and the dual dining areas. Dining room 1 (4.5m x 4.4m) a useful room that can serve for meeting space with stripped wood flooring and space for 18 covers. Dining room 2 (7.6m x 4.3m) with tiled flooring and space for 28 covers. Wood paneling to dado and exposed ceiling beams. Access to kitchen.

Rear lobby with access to the rear beer garden, ladies, gents and accessible WCs with baby change. Kitchen (4.5m x 3.9m). Fitted with commercial equipment and extraction (not tested). Rear access door.

Accessed from behind the main bar is the beer cellar (4.5m x 2.9m) with side delivery access. Rear yard with bottle store (3m x 3m) and separate utility room. LPG gas tank and side access.

Beyond this area is a private patio area and summerhouse with power and light, providing a useful outside space for the business owners.

### Owners Accommodation:

Accessed either internally or independently via a useful ground floor galley kitchenette (5.4m x 1.3m) and internal stair to landing. Bedroom 1 (4.7m x 3.7m plus built in shelving and wardrobe) with dual aspect and en suite shower room and wc. Lounge (5m x 4.5m) with access to rear landing and bedroom 2 (4.3m x 3m). Rear landing leading to bedroom 3 (3.8m x 3.7m). Bedroom 4 (4m x 3.6m). Family bathroom.

### Lettings rooms:

Separate block containing 4 independent letting bedrooms:

- Room 1: 4.1m x 3.2m including shower en suite. Double bedroom
- Room 2: 4.1m x 3.2m including shower en suite. Double bedroom
- Room 3: 4.1m x 3.1m triple bedroom with en suite shower room (2.3m x 1.5m)
- Room 4: 4.1m x 3.3m Double bedroom with en suite (3m x 1.5m)
- Storage cupboard

### Outside:

Substantial car park for 30-35 vehicles plus pull in parking bay adjacent to the letting block. Two areas to the front for 5 benches. Useful children's play area to one side. Enclosed beer garden to the rear with space for a further 6 benches, with outside servery and covered seating area for 8. Storage area.

### The Business:

Our clients have successfully run the Chiverton Arms from 2010 and are now looking to retire from the trade. They have taken the business from a closed site to the successful venture that it is today, with a focus on traditional bar and food sales, supported by the letting income.

During their time they have made considerable investment in the business and building with a strong existing customer base to continue to build from. Headline turnover pre COVID stood in excess of £400,000 (net of VAT) and the business is quickly building back to this (£391,150 for year end March 2023). Trading accounts will be available to interested parties subject to proof of funding and a viewing. The Chiverton Arms has a broad customer base, including those that use it as a meeting venue for clubs and associations.

### Services:

We understand that mains electricity and water are connected. LPG and private drainage. These services have not been tested by the agents. Interested parties should make their own enquiries.

### EPC / MEES:

C(56)

### Planning:

The amended use classes would mean this property is listed sui generis. Please enquire for further information.

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £20,000. Council tax band A.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

### Terms:

Free of Tie Lease of 15 years renewed in November 2022

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

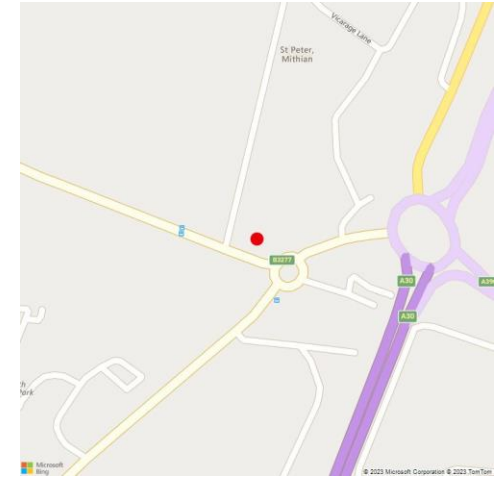
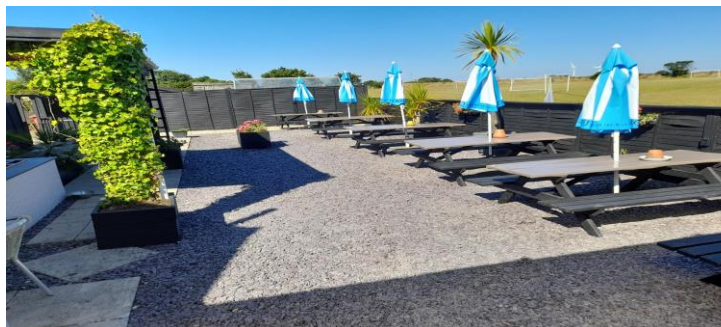
Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

## Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.



## CONTACT THE AGENT

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