

# The Bolingey Inn

Penwartha Road, Bolingey, Perranporth, Cornwall, TR6 0DH





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## Stunning 17th Century Traditional Cornish Inn

Less than a 5 Minute Drive from Perranporth and The Popular North Cornish Coast

Successful Business, Oozing with Character and Atmosphere

2 Welcoming Trading Areas, Well Equipped Commercial Kitchen & Attractive Owner's Accommodation

Outside Seating Areas with Sunny Aspect & Car Park

### LOCATION

Bolingey is a charming village situated on the North Atlantic Coast of Cornwall, less than a mile South of the popular seaside resort of Perranporth. Perranporth is a popular tourist town, known for its natural tidal pool, surfing culture and array of independent shops, restaurants and pubs. Bolingey has numerous country footpaths and a newly completed cycle trail linking the village to Perranporth and the nearby village of Goonhavern. The picturesque village is also perfectly positioned to explore the rest of Cornwall. The cathedral city of Truro, beautiful beaches of Newquay, marine heritage of Falmouth and art of St Ives are all within easy reach by car, as is the Eden Project and many National Trust properties and gardens amongst many other attractions. The A30, which is the principal route in and out of the County is approximately 5 miles distant whilst Truro is approximately 9 miles away. Truro has a railway station and is on the Penzance to Paddington mainline. There is also a regional airport at Newquay.

### DESCRIPTION

The Bolingey Inn is a delightful 17th century public house that has seen significant investment over recent years. The building retains a wealth of character features such as exposed beams, sash windows, oak flooring and open fireplaces. In addition to the character public areas the property has an extremely well-equipped commercial kitchen and a spacious three bedroom apartment with a domestic kitchen. Outside is a sunny terrace for al fresco dining and drinking and a separate car park.

Ref No: 4711

£30,000 Leasehold

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*The accommodation briefly comprises:-*

## **ENTRANCE PORCH**

Leading to:-

## **MAIN TRADING AREA**

An 'L' shape room used mainly for dining, bursting with character with exposed ceiling beams, timber panelled walls to dado height and feature stone fireplace. Part carpeted, part timber flooring. Seating for 45+ at a range of timber tables and upholstered timber chairs. Servery hatch to side of main bar leading through to:-

## **MAIN BAR**

A cosy, traditional pub bar, continued as before with strip wood floors and central stone fireplace. Timber fronted bar servery with back bar fittings and newly installed EPOS till. Leather sofa and seating at a range of tables for 15+. Various bric-a-brac and framed memorabilia and prints on the walls.

## **LADIES & GENTS WC'S**

## **COMMERCIAL KITCHEN**

The kitchen has been professionally equipped with full extraction and non-slip flooring. Turbofan combi oven, 6 ring range and oven, under counter refrigeration, double fryer, plate warming cabinet, microwave, stainless steel tables and worktops, commercial dishwasher.

## **SERVICE AREA**

Situated to the rear for bin storage and access to further storage with additional fridge freezers.

## **ACCOMMODATION**

A newly refurbished and carpeted, well presented first floor apartment, accessed from the entrance lobby comprising:-

## **SPACIOUS LOUNGE**

## **3 DOUBLE BEDROOMS**

## **1 SINGLE BEDROOM/OFFICE**

## **FAMILY BATHROOM**

With double shower.

## **PRIVATE KITCHEN**

With fitted units.

## **OUTSIDE**

To the front of the pub is a sunny stepped terrace, with seating at timber pub benches with parasols.

Two further seating areas with pub benches at the entrance to the car park.

Customer car park across the lane from the Bolingey Inn with separate single storey Garage and outside single storey temperature controlled Beer Cellar.

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## GENERAL INFORMATION

### TENURE

We have been informed that the business is held on the remainder of a 20 year Punch Taverns lease, which commenced in June 2007, at a current rental of £32,000 per annum.

The lease benefits from Security of Tenure (right to renew) and is tied on all drinks excluding spirits and one draft product. Further information will be provided following a formal viewing through the Sole Selling Agents.

### THE BUSINESS

The Bolingey Inn is a very popular and well-known pub, which thrives on its local patronage and support, boosted by the huge influx of visitors to this area throughout the year but particularly during the warmer summer months.

The business has a very good reputation for food and features in many guides. The pub benefits from many 5-star reviews across all review platforms. Food is sourced locally where possible and served freshly with a wide ranging lunch and dinner menu which includes fresh fish, pub classics and locally reared pork and lamb dishes. There is also a specials board which changes daily. The Inn has a well stocked bar with a choice of 4 real ales and a tempting wine menu.

The business is operated by a single owner/patron supported by a chef and a compliment of part time staff. The Inn closes on Mondays and Tuesdays and opens from 12 to 11pm Wednesday to Saturdays (food 12-2pm and 6-9pm) and from 12-3pm on Sundays.

The Bolingey Inn hosts several events each month including a guitar night, coffee morning, music bingo and charity bingo.

Further trading figures will be provided to bona fide interested parties following a formal viewing arranged through Bettsworths.

*The Bolingey Inn would be an ideal opportunity for a husband and wife/partnership team, given that it is a very manageable business for two people with some part time assistance. Viewing is highly recommended.*

### RATEABLE VALUE

2023 List: £9,000.

**Please note this is not Rates Payable.** 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to contact the Local Billing Authority.

### INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

### STOCK

Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

### COUNCIL TAX BAND B

### EPC RATING E

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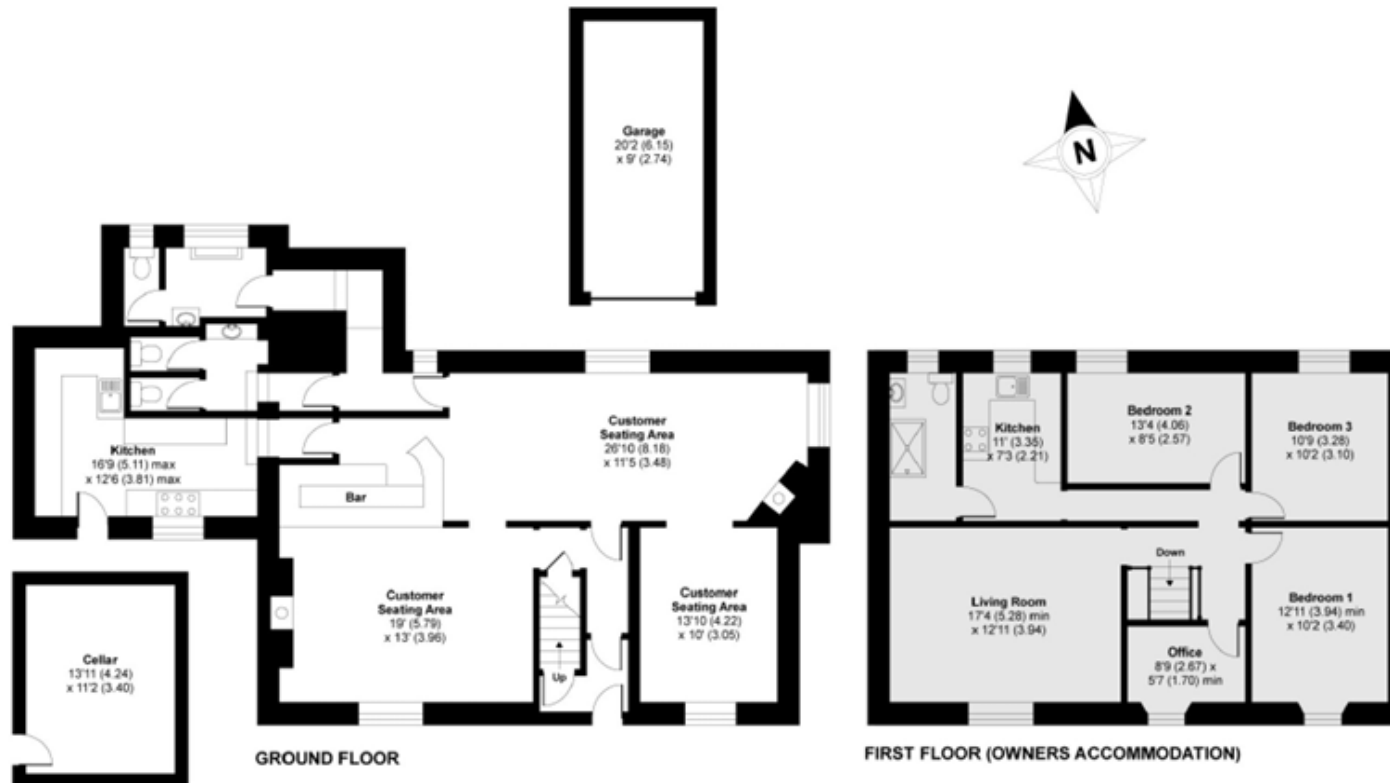
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Approximate Area = 2559 sq ft / 238 sq m (includes garage & cellar)

For identification only - Not to scale



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