

Leasehold

Highly Profitable Hotel and Restaurant

- Run under management
- 180-seater open plan restaurant and function suite
- 12 letting bedrooms and 3-bedroom flat
- Large car park and decked beer garden
- Highly profitable - ANP circa £141,843
- Free of Tie lease
- EPC Commissioned

Leasehold Price: **£275,000**

Rent: **£72,500 Per Annum**



The Inn For All Seasons

The Inn For All Seasons, Treleigh, Redruth, Cornwall, TR16 4AP

Ref: CD-20094

Summary

The Inn For All Seasons is located in a highly prominent position, outside the town of Redruth, just off the main A30 trunk road running through Cornwall.

Redruth lies within easy access to the A393/A3047 and is approximately 9 miles from Truro, 18 miles to Penzance and 11 miles to Falmouth. The area attracts tourists all year round.

The Property

The Inn for All Seasons is a family run hotel and restaurant, set in a substantial site within a prominent position in Redruth, located just off the A30, with excellent access to local amenities and access to the west of Cornwall. The property is two storeys in height, with a pitched roof and painted render and briefly comprises 180-seater open plan restaurant, function suite, 12 en-suite letting bedrooms, 3-bedroom private accommodation and extensive grounds including approximately 200 parking spaces. The business thrives on its reputation both locally and regionally.

Owned and operated by our clients since 2005, and first time on the market since, the Inn for All Seasons is a highly profitable hotel and restaurant, that attracts local and regional customers, with consistent year-round trade and a seasonal boost.

Our clients have other business interests and therefore the business is largely run under management.

The Business

Internal Details

The hotel has been comprehensively refurbished over the years and is now presented in good order throughout, with modern furniture and carpeted throughout in a comfortable and inviting environment.

Main entranceway, leading from car park.

Restaurant – open plan, with wooden tables, cushioned chairs and banquet seating for circa 180. Extended central wooden bar servery which is well equipped with non-slip floor, display fridges and optic display, EPOS (linked to kitchen), substantial carvery unit. The business also trades an a la carte menu.

Function Suite – which doubles as a residents breakfast/dining room, with covers for (40+) by way of wooden tables and cushioned chairs, access to back of house.

Commercial Kitchen – substantial, well equipped trade kitchen, 5-star hygiene rating

Washing up Room

Dry store

Cold Store



White Good/Laundry Room

Temperature Controlled Cellar

Office

Spirit store

Additional Storage

1st Floor Housekeepers Storeroom

Letting Accommodation

Accessed via the main entrance, reception desk/check-in with 12 en-suite letting bedrooms, over the first floor, all presented in a modern theme and provided with free Wi-Fi:

5 x doubles

6 x twins

1 x single

Owners Accommodation

Located adjacent to the ancillary accommodation with private garden, 3-bedrooms, kitchenette, lounge, dining room and private access.

External Details

Set in large grounds with approximately 200 parking spaces and a raised decked beer garden. To the rear of the property there is a refuse store and private parking.

The business has a website <http://www.innforallseasonscornwall.co.uk/> with a new site under construction.

Tariffs

Double p/night @ £80 including breakfast

Single p/night @ £70 including breakfast

Seasonal increase in rates.

Currently 55/60% occupancy rate, which we believe could be improved with the use of further booking portals.

Opening Hours

Bar

7 days per week

11am to close

Food Served

7 days per week

12pm - 2pm

6.30pm - 9pm



Trading Information

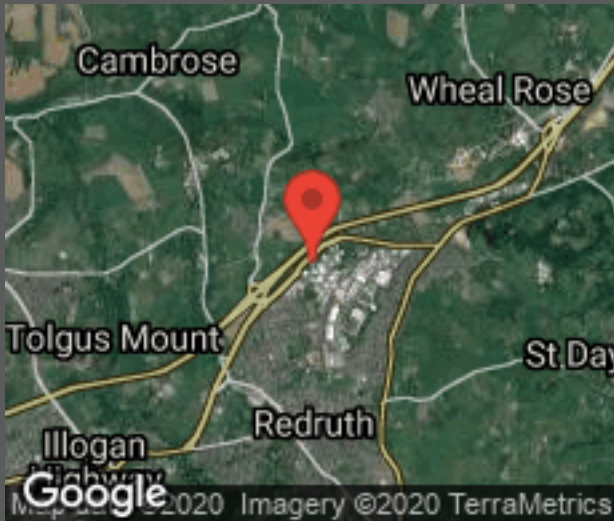
Accounts for 2018 show a net turn over of £790,069 with an adjusted net profit circa £140,000. Historic accounts show a very similar turnover and profit.

Full accounting information will be available to bona fide applicants.

Stock at Valuation

Staff

Run under management with a compliment of full time and part time front of house, back of house and kitchen staff.



Stock

In trade and glassware will be required to be purchased at valuation on the day of completion.

Anti Money Laundering Regulations

Under the new Money Laundering regulations <http://www.legislation.gov.uk/uksi/2017/692/content/s/> made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regards.

Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.

Business Rates

Current valuation as registered on the 2017 rating list is £53,000.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.

Charles Darrow supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.lettingbusinesspremises.co.uk for further information. Charles Darrow for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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- SUBJECT TO CONTRACT

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