

Freehold

Outstanding West Cornwall Hotel, Pub & Restaurant

- Sensitively maintained and modernised
- 11 en-suite letting bedrooms
- 100 restaurant / function suite
- Locals' bar and residents' lounge bar
- Charming enclosed patio garden
- Genuine retirement – same family ownership for over 100 years!
- Highly profitable and consistent trade
- Close proximity to the South West Coast Path, walking groups bring repeat trade year after year.

Freehold Guide Price **£775,000**

Leasehold Premium: **£65,000**

Rent: **£65,000**



The Commercial Hotel

13 Market Square, St. Just, Penzance, Cornwall, TR19 7HE

Ref: CD-10263

Summary

The Commercial Hotel, a historic former coaching inn operated by the same family for over a century, is situated in St Just, Cornwall.

St Just, nestled in the heart of the rugged West Cornwall peninsula, offers visitors a unique blend of natural beauty, rich heritage, and vibrant community life. The surrounding landscape, with its rolling moors, dramatic cliffs, and secluded coves, is a haven for nature enthusiasts, walkers, and photographers. Key attractions include:

- Cape Cornwall, where two oceans meet, offering breathtaking coastal views.
- The South West Coast Path, providing access to stunning coastal walks and hidden beaches.
- Porthcurno Beach and the Minack Theatre, blending natural splendor with cultural experiences.
- World Heritage Mining Sites, like Geevor and Botallack, which tell the story of Cornwall's industrial past.

The area's charming villages, like St Ives and Mousehole, add to its allure with art galleries, boutique shops, and local culinary delights.

Seasonal Trade Patterns

The tourism trade in St Just sees a significant seasonal increase during the warmer months, particularly from

spring through late summer. Visitors are drawn by the area's mild climate, long daylight hours, and the array of outdoor festivals, such as the renowned St Ives September Festival and local summer fairs. The nearby beaches and outdoor attractions also drive substantial footfall during this period. Also being 4 min drive from Lands End Airport a busy link to the Isles of scilly.

Autumn and winter bring a quieter, more tranquil atmosphere, with visitors enjoying the dramatic seascapes and cozy hospitality of local establishments. Seasonal events like Christmas markets and festive celebrations also sustain trade during the off-peak months

The Property

The Commercial Hotel is a Grade II Listed property with a rich history as a former coaching inn. This impressive three-storey, end-of-terrace building is constructed of traditional stone beneath a pitched tile roof, enhanced by thoughtfully added rear extensions. Among these additions are a vaulted function room, an enclosed patio, and beautifully landscaped garden areas, complete with a covered smoking area, which compliments the locals bar & residents lounge perfectly.

To the rear of the property, a converted outbuilding offers a well-appointed, 2-bedroom cottages. These complement the hotel's 11 tastefully presented ensuite letting bedrooms, the layout is highly versatile, with the cottages offering the potential for additional guest accommodation or private owner's quarters, adapting to a range of operational needs.



Internal Details

Internal details – all sizes approx...

Entrance Vestibule: Bright glazed area with twin doors providing a welcoming entry.

Hallway:

Reception/Dining Area (8.2m x 3.65m): Features a reception counter, a characterful fireplace, parquet flooring, and is fully fitted and equipped for 20+ covers.

Main Bar Area (7m x 8m): An L-shaped public bar with a stunning granite fireplace fitted with a log burner, complemented by an adjacent pool area. Fully carpeted and equipped for 25+ covers, with bar, Double-return oak counter fitted with bottle refrigerators, a coffee machine, EPOS for efficient service.

Ladies & Gentlemen's WC's

Entrance to Restaurant/Function Area (6.75m x 12.5m): A glazed vaulted space with a dancefloor, part-carpeted and fully equipped for approximately 65-70 covers (possibly more) – potential for functions / weddings etc.

Commercial Kitchen (5m x 4m): Fully equipped with an extraction hood, oven range, lava rock grill, gas grill, twin deep fat fryers, stainless steel preparation tables, and more.

Ancillary areas include:

Wash-Up Area

Office

Beer Cellar: With a cellar cooling unit to maintain optimal conditions.

Access to First Floor

Letting Bedroom 5: Single room with an en-suite shower, WC, and wash hand basin.

Letting Bedroom 6: Family room featuring one king-sized bed and one single bed, with an en-suite bath and shower, WC, and wash hand basin.

Letting Bedroom 7: Superior King - king-sized bed, seating area complete with an en-suite shower, WC, and wash hand basin.

Letting Bedroom 8: Double room with an en-suite shower, WC, and wash hand basin.

Letting Bedroom 9: Double room with an en-suite shower, WC, and wash hand basin.

Letting Bedroom 10: Twin room with an en-suite shower, WC, and wash hand basin.

Letting Bedroom 11: Family room with one double bed and one single bed, offering an en-suite shower, WC, and wash hand basin.

Second Floor

Letting Bedroom 1: Double room with an en-suite shower, WC, and wash hand basin.

Letting Bedroom 2: Double room with a king-sized bed and an en-suite shower, WC, and wash hand basin.



Letting Bedroom 3: A smaller double room with an en-suite shower, WC, and wash hand basin.

Letting Bedroom 4: Spacious family room featuring a king-sized bed and a single bed. Includes an en-suite with bath, shower, WC, and wash hand basin.

External Details

External Front

The property enjoys direct access to Market Square, the bustling heart of St Just. The square offers a variety of public houses, retail shops, cafes and convenient public car parking – all deemed complimentary traders.

External Rear Yard

A distinctive garden area with an enclosed paved patio, complete with a pergola structure. Fully fitted and equipped for over 50 covers, it includes a smoking shed/bar for added convenience.

Rear Beer Garden

An enclosed lawn garden area, perfect for outdoor relaxation, fitted with picnic bench seating for guests.

Parking

Free public car park is available just a short distance from the property, ensuring easy accessibility for visitors.

Cottage

Converted from a traditional two-storey granite and

stone outbuilding with a pitched slate roof, the cottage provides flexible accommodation

3 Commercial Mews (Currently rented at £625 pcm)

- Ground Floor: Bedroom and Office/2nd Bedroom
- First Floor: Galley kitchen, bathroom and living room

Cottage Parking: Dedicated parking area.

Boiler/Utility Room: Equipped with two biomass boilers to provide efficient and eco-friendly heating solutions

The Business

The Commercial Hotel has been proudly owned and operated by the same family since 1906, establishing a long-standing tradition of excellence. Trading as a successful freehouse restaurant with letting rooms, the business enjoys a stellar reputation in the local community and beyond. Operating 7 days a week, from 11am to 11pm, the hotel has developed an enviable standing as a primarily wet-led freehouse. The approximate revenue split is 40% wet, 35% dry, and 25% accommodation, showcasing a balanced and thriving trade.

For further information, interested parties are encouraged to visit the hotels website:

www.commercial-hotel.co.uk



Tenure

Freehold – vacant possession on completion.

Leasehold – new full repairing and insuring lease, terms to be agreed, at an initial rent of £65,000 per annum. No direct approach to be made to the business; please direct all communications through Charles Darrow. Viewing strictly by appointment only.

Trading Information

We are informed recent accounts show net turnover sitting at in excess of £900,000, with an adjusted net profit of circa £210,000 – full accounting information will be made available to bona fide parties, following a viewing.

Services

We are informed all mains services are connected.

Business Rates

The Commercial has a Rateable Value of £48,750 (VOA website 2023 list). Cottages are rated separately. Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk),

Please note this is not the amount you pay.
Services

We are informed all mains services are connected.

Licence

The property has a Premises Licence granted by the relevant local authority.

Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

Anti Money Laundering Regulations

Under the new Money Laundering regulations <http://www.legislation.gov.uk/uksi/2017/692/c/contents/> 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 regard.

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.

Solicitor Costs

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

To arrange a viewing please contact:

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Director

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