

Freehold

One of Cornwall's Finest Country Inns,
Restaurant & Hotel

- Stunning views over rolling countryside, The Camel Estuary to Padstow & Rock & across the Atlantic
- Elevated position on the North Cornish coast
- Pub (80+), restaurant (100), external (200+) & parking for 60+
- 9 high spec letting rooms with private balconies and sea views
- Large 3-bedroom apartment / owner's accommodation with spectacular sea views
- Same ownership for over 40 years with much investment.
- Set in a good sized plot with pool. BBQ area & plans drawn for two lodges.
- Many accolades & awards
- Net Turnover C. £1m with excellent ANP

Freehold Price: **£2,200,000** Guide Price



Pickwick Inn

Pickwick Inn, St. Issey, Wadebridge, Cornwall, PL27 7QQ

Ref: CD-20106

Summary

The Pickwick Inn is located on the edge of the rural settlement of St Issey, just 4 miles from Padstow & Wadebridge, 10 miles from Rock (visible from the property) & 12 miles from Polzeath. The property and grounds are situated in an elevated position, with far reaching views over the Camel Estuary and over the Atlantic Ocean. St Issey is within easy reach of the A39, which links up to all of Cornwall's main road network.

Wadebridge and Padstow, the latter being better known as a popular food and holiday destination, in the main due to celebrity chefs and operators – who have attracted a high calibre of business to the area, in addition to second homeowners / high net worth individuals. The area is renowned for a number of popular tourist attractions including the Eden Project, the Tate Gallery at St Ives and the local Camel Trail coastal footpath, all easily accessible as are the many campsites, surfing schools, sea life safaris and accommodation providers. There are seven beautiful beaches within 7 miles. The nearest, Trevone Bay, being only 4 miles away.

The Property

The Pickwick is a substantial public house, restaurant and rooms, largely two storeys in height, set under numerous pitched slate roofs, with some later extensions to the pub and restaurant. Good size plot with the main building believed to date back to the

mid 1800's however, there have been numerous improvements since.

Briefly comprises public house (80+), restaurant (84+), external covers for (200+), a pool, lawn & BBQ area, vehicle parking for 60+ and a 3-bedroom general manager's apartment – all set in an area of outstanding natural beauty with incredible views.

Internal Details

The Inn has been sympathetically modernised whilst retaining much character and many period features including low ceilings, exposed timber beams, wood panelled walls and open fireplaces. The pub is divided by way of a range of rooms, with wooden tables, cushioned chairs, benches and stools for (50) main bar, upper restaurant (18) and snug (10). A central, wooden bar servery greets you as you enter, which is well-equipped and links to all trade areas and a service corridor.

Office, with rear entrance.

Ladies, Gentlemen's & Disabled WC's.

Open plan, Sea-view Restaurant, built in 2015 at a cost of circa £400,000 - a modern, light room, full of character that harnesses the open countryside and spectacular sea views with sliding doors leading to the external aspects, whilst also retaining an intimate dining experience with a theatre style kitchen. With covers for (84+) by way of comfortable bucket seats and stylish wooden tables with an attractive corner



bar servery and waitress stations.

Modern Ladies, Gentlemen's & Disabled WC's

Theatre style commercial kitchen, with a 5-star hygiene rating, comprehensively equipped to a high standard and fully modernised. Inventory of items to be provided.

Ancillary accommodation, includes: -

Walk in freezer – walk in fridge – staff WC and boiler room – additional staff WC – pantry and dry store – service corridor to rear accessing refuse store – double garage – wood store.

Accommodation

General managers apartment

Access via a central corridor and located on the first floor, good in size comprising three double ensuite bedrooms, dining room, lounge, kitchen and sun terrace (over flat roof).

Letting accommodation

Built in 2014 at a cost of circa £600,000, all 9 rooms are elegantly presented, with all the mod cons you would expect from luxury accommodation, coupled with the unique environment and stunning views, there are not many better places to stay. The accommodation is over the ground and first floors with rooms 1, 2, 3, 6, 7 & 8 all double ensuite's with 4,5 & 9 luxury suites (larger comfortable seating

areas). All rooms have balconies with incredible views.

The rooms are supplied by a ground source heat pump (costing circa £100k) which has reduced costs significantly.

Tariffs, ranging from £200 - £250 p/n to include breakfast.

External Details

Positioned in open countryside the Pickwick Inn has generous external areas including a children's play park / climbing frame, two beer gardens with seating by way of picnic benches for (108+ & 110), one is adjacent to the children's play area and the other adjacent to the pub entrance. To the front of the property is the field, pond, tennis court, lawned area and residents swimming pool.

*Agents note. Our clients are retaining access to a small field situated just below the tennis courts (which does not restrict the views) which has permission for 5 high quality lodges, with all rights reserved. Further plans for two high quality lodges have been drawn for land which is included in the sale, joint ventures are considered.

Business Rates

Current valuation as registered on the 2023 rating list is £56,000, with local authority Cornwall County Council.



Services

We are advised that the property has mains water and electricity, but also utilises a ground source heat pump system, a bore hole (which feeds an 800-gallon tank), with addition of propane gas on site.

Licence

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act 2003 that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence.

Business

Owned and operated for over 40 years, with the property on the market for the first time since, the Pickwick Inn has a reputation like no other. A family run business, that is traded to suit our client's lifestyle, the Pickwick is a business that attracts an eclectic mix of customers, from family's during the day, to intimate dining experiences in the evening. During our client's ownership, the property has been systematically upgraded and improved and has received many accolades which has turned the business into a highly profitable enterprise. The business trades on a split of trade of Wet 20%, Dry 50% & Accommodation 30% and has consistent year-round trade with a seasonal boost in the summer.

The business has a website -

<https://www.pickwickinn.co.uk/>

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/uk/si/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.

Trading Information

Full accounting information will be available to bona fide applicants once a viewing has taken place.



Opening Hours. Seasonal opening.

Staff. Full complement of staff to suit our clients overarching management role.

Solicitor Costs

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

Tenure

Freehold with vacant possession on completion.

Stock

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



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SUBJECT TO CONTRACT

To arrange a viewing please contact:

Jon Clyne
Director

01626 330022
07939013203

jon.clyne@charlesdarrow.co.uk

South Devon Office

01626 330022
12 St Paul's Road,
Newton Abbot,
TQ12 2HP

North Devon Office

01271 321122
21 High St,
Barnstaple,
EX31 1BG

