



**RENT £35,500**

**Location:** The Fire Engine is situated in the coastal village of Marazion towards the top end of the village, and has exceptional views overlooking the coast and full view of St Michaels Mount. Marazion and St Michaels Mount itself are big tourist destinations and whilst there is a core nucleus of local residence it also benefits from a great seasonal uplift. Marazion is short drive to the Cornish town of Penzance which has mainline rail links to the rest of the country.

**Internal Trade Areas:** The main bar servery area is a single bar operation set in a U shape layout, to the front of the entrance you come in off the road but at the rear this becomes a first floor position providing great views to the mount. There is a separate bar servery on the ground floor rear with its own entrance that leads to the carpark, this historically has been utilised for private events. There is a good size trade kitchen on the first floor with a separate storage and prep room. In addition to this there is a large office.

**External Trade Areas:** To the rear is a small carpark suitable for 6 vehicles, there is a small patio immediately outside the rear entrance and then across the carpark is an extended garden. Both these areas have exceptional coastal views and views of St Michaels Mount

**Private Accommodation:** The private accommodation on the second floor consists of 1 bedroom, open plan lounge and kitchen and a separate bathroom on the first floor.

**New Publican Profile:** The site has traded well on its food reputation over the years and has recently benefited from an external and internal redecoration. With the exceptional views from the dining area it offers a great experience for those dining at lunchtime or in the evening.

**BDM Comments:** The Welcome Home is a very small but very busy and popular pub and requires an operator ideally with the experience of working in this kind of environment, the trade is very steady with a seasonal element so the new operator will need to be able to adapt and be able to create a reason to come to the pub.

**Estimated Food Turnover Breakdown**

Liquor = 40%  
 Food = 60%  
 Accommodation = 0%

**Rates**

Rates payable TBC

**Likely Ingoing**

Deposit 25% of rent  
 Fixtures & Fittings subject to independent valuation  
 Stock & Glassware approximately £3000 subject to independent valuation

**Total approximately £TBC**

We are willing and able to assist with funding those eager to start their own journey. You add the talent and drive, and we can help with the finance.

Trade	Jan-Dec 2021	Jan-Dec 2022	Jan 2023 Dec 2023
Barrels of Draught Beer & Cider	TBC	TBC	TBC
Litres of Minerals	TBC	TBC	TBC
Litres of Wines & Spirits (inc. PPS)	TBC	TBC	TBC

\*Please be aware that the trade figures quoted have been affected by the recent Covid pandemic.

For further enquiries please see contact details below:  
 Nicole Skelton | 07967 174415 | nicole.skelton@staustellbrewery.co.uk

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