



RENT £TBC

Location: The New Inn is located in the heart of the village, Verryan. The village consists of 100 residents which expand through the main tourist season. The village is situated in the Roseland area of Cornwall which is picturesque and untouched. The New Inn is a traditional village country pub with all the charms that it entails. The main transport link in the area is the buses which travel between the small villages into the bigger cities in the area. The closest main city to Verryan is Truro which is 25 mins away by car. The village boasts a primary school and a village shop. The closest secondary school is 4 miles away in Gregory

Internal Trade Areas: Internally the New Inn has a good sized trade kitchen, 2 letting rooms all of which have en suite and have been refurbished in the last 2 years. Upon entering the site there is a traditional bar area with 38 covers with a large open fireplace which can be seen throughout the pub. The trade area is one large trading area with all areas visible from the bar.

External Trade Areas: There is seating out the front of the building which can be used for drinking and dining. Around the rear of the building there are some steps that lead up to an external garden which can be utilised as a beer garden. The external of the pub has just been decorated so the outside looks very fresh and sharp.

Private Accommodation: The private accommodation at the New Inn consists of 2 bedrooms, a domestic kitchen, a bathroom and a living room

New Publican Profile: The New Inn represents a fantastic opportunity for an experienced licensee to maintain and develop a seasonal as well as an out of season offer taking advantage of the letting room opportunity and desirability of the New Inn to locals as well as holiday makers alike.

BDM Comments: The New inn is a great opportunity for a business partner who has a passion for food, understands beer and has the ability to adapt to the seasonal changes of Cornwall. Experience in the hospitality trade preferred but not essential

Estimated Food Turnover Breakdown

Liquor = 47%
Food = 45%
Accommodation = 8%

Rates

Current Rateable Value: £9,300
Rates payable TBC

Likely Ingoing

Deposit 25% of rent

Fixtures & Fittings approximately £35,000 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	63	83	38
Litres of Minerals	1312	925	1356
Litres of Wines & Spirits (inc. PPS)	1610	1577	1569

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

For further enquiries please see contact details below:

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Visit www.staustellbrewery.co.uk/tenancy-vacancies to see our current St Austell Brewery and Bath Ales vacancies. Viewings arranged only after initial interview.