



MASONS ARMS, CAMELFORD

Fore Street, Camelford, PL32 9PB

ST AUSTELL
EST. BREWERY 1851

RENT £34,000



Location: The Masons arms occupies a prominent position on the main road in Camelford, and a two minute walk from the town car park which is free for the first 2 hours of parking. Camelford is a popular tourist destination being close to Tintagel and Port Isaac. There are good links to most of Cornwall, a large secondary school, Park facilities and there are plans to build a new Tesco supermarket in the town.

Internal Trade Areas: Two Bar operation with a rear Beer Garden, a trade kitchen that benefits from a recent refurbishment. Adjacent to the pub is an ice cream parlour and waffle shack operating as part of the business

External Trade Areas: Good Size beer garden with around 40 covers, there is also a private parking area.

Private Accommodation: The private accommodation is spread out over two floors with the private lounge and 2 x bathrooms 5 bedrooms

New publican profile: The ideal candidate needs to have good experience in food and drink and a great understanding of a trading profile that at times has a greater food split to wet. They also need to excel in customer service and appreciate what good looks like.

BDM Comment: Although situated on the high street the Masons is a great community pub being active in supporting many of the local events. The trade area consists of two bars one being the main drinking area with a darts board and Pool table and an additional area for dining with both areas have a separate entrance. to the rear of the pub there is a pleasant beer garden that has a smoking shelter, and a pizza shack serving food to the beer garden.

Estimated Food Turnover Breakdown

Liquor = 70%
Food = 30%
Accommodation = n/a

Rates

Rateable Value from 1st April 2023:
£24,500 Rates payable TBC

Likely Ingoing

Deposit £5,000
Fixtures & Fittings approximately £25,000 subject to independent valuation
Stock & Glassware approximately £6000 subject to independent valuation

Total approximately £36,000

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 2020	Jan-Dec 2021	Jan-Dec 2022
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:
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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.