



## RENT £19,420

**Location:** The Welcome Home is located in the attractive village of Par which sits walking distance from the sea. The pub is situated on the south coast of Cornwall and is equal distance between Fowey and St Austell. Within the village there are shops and restaurants that cater for tourists and locals alike. The village has a population of circa 1,600, the village has very good transport links with a train station near by and regular buses which traveling around the heart of Cornwall

**Internal Trade Areas:** Internally the pub comprises of one traditional bar area with one fire places which is the central feature. Overall there are 44 covers. This bar is suitable in the centre of the room with dinning on 3 sides which some vertical drinking areas around the bar itself. There is a large sized commercial kitchen to the rear of the property with storage internally and externally which all flows well.

**External Trade Areas:** Externally there is seating at the front of the building which is limited to a few tables. At the rear there is a hidden gem of a beer garden. There are 10/12 benches and a child's play area which has been kept well and is very inviting. Something very few pubs in the area has

**Private Accommodation:** Private accommodation consists of two bedrooms, a kitchen, lounge and a bathroom all in the upper parts of the property.

**New Publican Profile:** An operator who can deliver their vision for the Welcome Home with a good food offer to cater for walkers, tourists, dogwalkers, visitors, locals and those that come to this area to enjoy this small town and its beautiful surroundings.

**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 to 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 = 80%  
Food = 20%  
Accommodation = 0%

### Rates

Rates payable TBC

### Likely Ingoing

Deposit 25% of rent

Fixtures & Fittings approximately £24,000 subject to independent valuation

Stock & Glassware approximately £4500 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	94.6	133	163
Litres of Minerals	1792	3045	3089
Litres of Wines & Spirits (inc. PPS)	1109	1632	1707

\*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](http://www.staustellbrewery.co.uk/tenancy-vacancies) to see our current St Austell Brewery and Bath Ales vacancies. Viewings arranged only after initial interview.