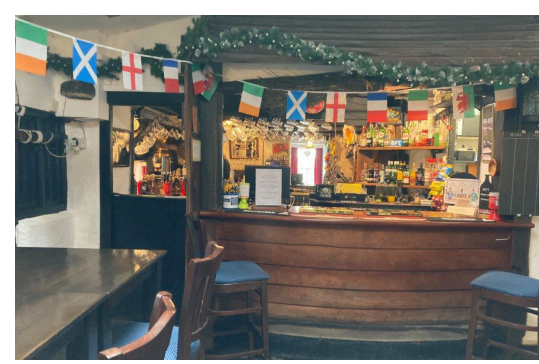




# NAPOLEON INN, BOSCASTLE

High Steet, Boscastle, PL35 0BD

**ST AUSTELL**  
EST. BREWERY 1851



## RENT £41,000

**Location:** The Napoleon Inn is nestled at the top western side of the historic picturesque fishing village of Boscastle, set back from the bustling centre of the village gives a secluded but traditional pub feel. We love to provide you with weekly entertainment including live music from traditional Cornish singers, The Boscastle Buoys and regular events such as bingo and quiz nights, as well as live bands on a Friday night. Fun for all the family! The Nap also offers a wide range of real Cornish cask ale poured straight from the barrel.

**Internal Trade Areas:** Built in the 16th century with its low beams, original bar where ale is dispensed straight from the barrel and the impressive open fireplace for those cold winter days, the Nap boasts a number of different trading areas, from the main bar you can step down into another cosy separate space which leads us to the newly refurbished restaurant area. On the other side of the pub is the sports bar with higher seating and a drop down screen. The commercial kitchen has recently been refurbished to a very high standard and has a separate washup up and prep area.

**External Trade Areas:** The Nap is blessed with three separate external trading areas, the first is directly opposite the pub and offers a seated (approx.24 covers) and covered area for smokers, the second to the side of the premises, this area is also laid out with tables (approx. 30 covers) and covered with a stretch tent, the third is a traditional pub garden.

**Private Accommodation:** Consists of 3 bedrooms, a lounge, a bathroom, a kitchen and a small office space.

**New Publican Profile:** The successful applicant will be able to demonstrate a good knowledge of the local area and its community as well as have a strong understanding of the pressures of the season. Ideally the Nap requires an experienced operator who has a strong food background (this is almost a 50/50 split business) who is keen to run the pub in much the same way as it is now - an operator who can engage with the local community and continue giving its loyal customers, locals and holiday makers a like reasons to return time and time again.

**BDM Comments:** A very rare opportunity indeed, the Nap has not been on the market for some twenty years! This is a quintessential traditional British village pub that sits at the heart of the community but has great appeal to holiday makers in the season as well. The Nap is well appointed and well positioned.

### Estimated Food Turnover Breakdown

Liquor = 55%  
Food = 45%  
Accommodation = N/A

### Rates

Rateable Value from 1st April 2023: £13,500  
Rates payable TBC

### Likely Ingoing

Deposit £5,000  
Fixtures & Fittings approximately £30,000  
subject to independent valuation  
Stock & Glassware approximately £10,000  
subject to independent valuation

**Total approximately £45,000**

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	86	103	119
Litres of Minerals	2569	3212	3688
Litres of Wines & Spirits (inc. PPS)	1604	1692	2046

\*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.