



## RENT £32,000

**Location:** As well as being in the centre of Truro the Wig enjoys a prominent position on two streets as it site on the corner aspect. Truro is the capital of Cornwall and as such is privy to many places of interest which add to the trading profile. Being situated close to the court the area is surrounded by offices and shops. The site is also only a 5 minute walk from the hall for Cornwall which adds further to the trading possibilities

**Internal Trade Areas:** The internal trading area is single bar and open plan in an L shape it has two open fires and has been decorated so as to highlight its traditional characteristics. The commercial kitchen is on the first floor and there is a dumb waiter that serves the three floors, underneath the trade area on the ground floor is a further room for which we have planned a refurbishment, this room has an internal entrance as well as a separate external entrance.

**External Trade Areas:** The site benefits from being in a prominent position and has a wrap around balcony stroke patio that benefits from having the sun on it all through the day and into the evening. It is the ideal place to enjoy that drink and watch the world go round.

**Private Accommodation:** Private accommodation is mixed in with some trade area as the kitchen is upstairs, there is a private kitchen and lounge and also a large double bedroom and bathroom.

**New Publican Profile:** The ideal candidate should have a good understanding of the different trading periods in both the day and week of a busy town centre pub. They should be able to utilise social media and have the imagination to attract local office workers and shoppers alike.

**BDM Comments:** The Wig is situated on a prominent cross roads in Truro town centre and a 3 minute walk from the county court. We are in the process of finalising planning permission to add another dining area catering for approximatly 30 coverso the pub.

### Estimated Food Turnover Breakdown

Liquor = 45%  
Food = 55%  
Accommodation = 0%

### Rates

Rates payable TBC

### Likely Ingoing

Deposit 25% of rent

Fixtures & Fittings approximately £33,000 subject to independent valuation

Stock & Glassware approximately £5000 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	Closed	139	159
Litres of Minerals	Closed	4915	5262
Litres of Wines & Spirits (inc. PPS)	Closed	3504	3595

\*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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