

**FOR SALE FREEHOLD – OIRO: £1,000,000 + VAT
QUAYSIDE, 41 ARWENACK STREET, FALMOUTH,
CORNWALL, TR11 3LH**



- Prominent historic four-storey property occupying prime quayside location
- Situated in Falmouth town centre close to main commercial and tourist thoroughfare
- Stunning views across the Custom Quay harbour
- Large external seating area for c. 150 covers
- Trading over two floors

Location

Falmouth is a historic coastal town located in South Cornwall, around 66 miles south west of the city of Plymouth. The town is well known for having one of Europe's deepest natural harbours on the Fal Estuary. Falmouth is Cornwall's largest town with an estimated population of 23,000. The area is a popular tourist and heritage location; notable amenities include Pendennis Castle, the National Maritime Museum with the local harbour and beaches nearby.

The Quayside Inn is located in a prime position in the town centre facing Arwenack Street and backing onto Custom Quay (with view across the harbour). The property is surrounded by a mix of independent retail premises, Falmouth Harbour Commissioners office and a number of F&B operators including The Stable, The Front, Harbour Lights Fish & Chips, Amanzi and St Austell Brewery.

Property Description

The Quayside Inn is a Grade II listed end of terraced property with painted and rendered elevations beneath a pitched and hipped roof. The building has a three-storey frontage with a four-storey elevation to the rear.

Accommodation

The ground floor is accessible from Arwenack Street and comprises of an entrance leading into an open plan L shaped trading area with harbour views which can accommodate around 45-50 covers, central bar servery and customer WC's.

The lower ground floor comprises of an open plan trading area which can accommodate around 30 covers, central bar servery, catering kitchen, beer store and a store.

The first floor comprises of a large lounge (divided into two rooms), bathroom with a separate boiler room, domestic kitchen, office, store and a bedroom.

The second floor comprises of a bathroom, domestic kitchen and five bedrooms (one of which has a bathroom and one has a shower area) which are currently being used for storage purposes.

The pub's ground floor Gross External Area is circa 1,487 square feet and it sits on a plot size amounting to around 0.038 of an acre.

Tenure

Freehold. The building is held under Title Number CL161305 and the Site Plan is included on page 7.

Leasehold. The external areas are held under two separate leases and provide for c. 150 covers. Summary details of these leases are included on page 8-9.

Planning & Development

We have made enquiries with the local authority and can confirm the property is Grade II listed and is located within Falmouth conservation area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence.

Fixtures & Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

The stock in trade is to be purchased additionally at valuation to include dry and wet stocks and trade glassware.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £30,000 with effect from 1st April 2023. The domestic accommodation is within Band C for Council Tax purposes.

VAT

VAT will be applicable on the sale of this property. TOGC may apply.

EPC

An EPC has been requested.

Virtual Tour

<https://my.matterport.com/show/?m=sD33Yz2Ucgi&help=1>=1&ts=1>

Viewings

The site is currently trading under management and therefore all viewings must be strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



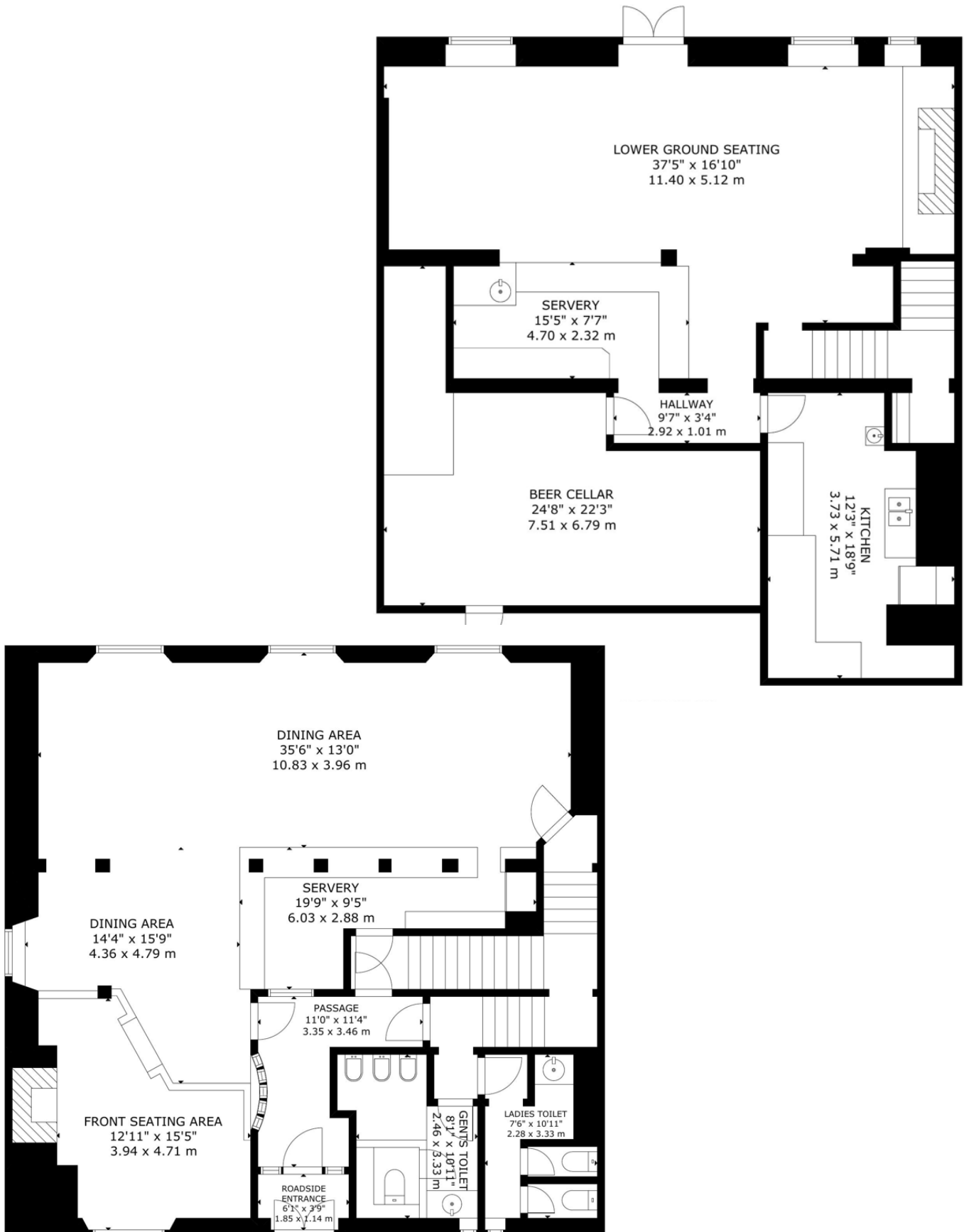
Contact: Jack Sinclair
Tel: 07823 334 750
Email: jack@wtsccommercial.co.uk

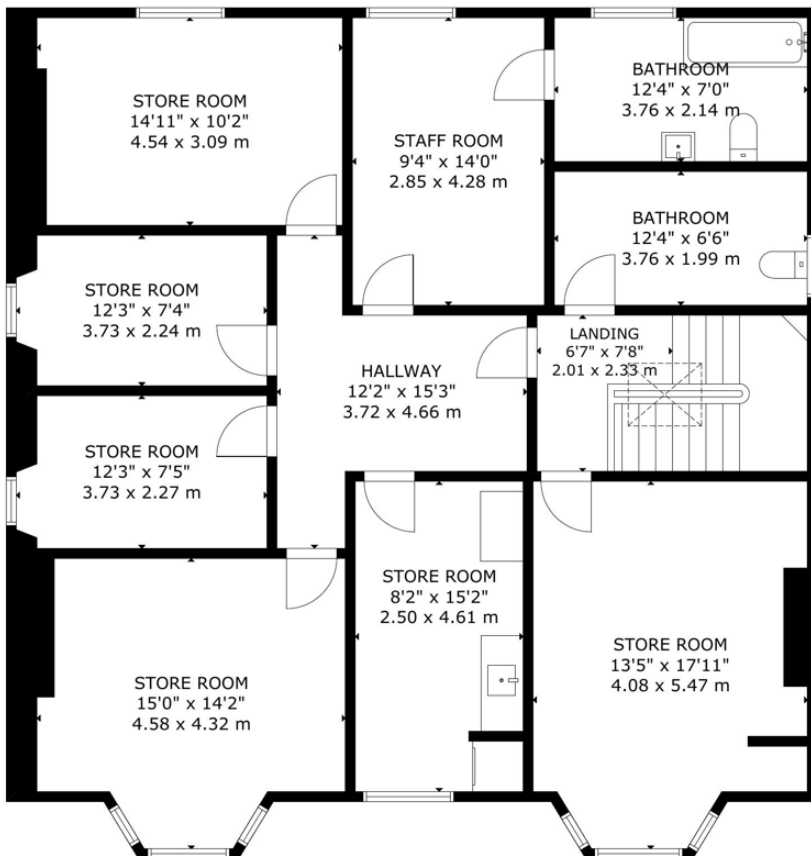
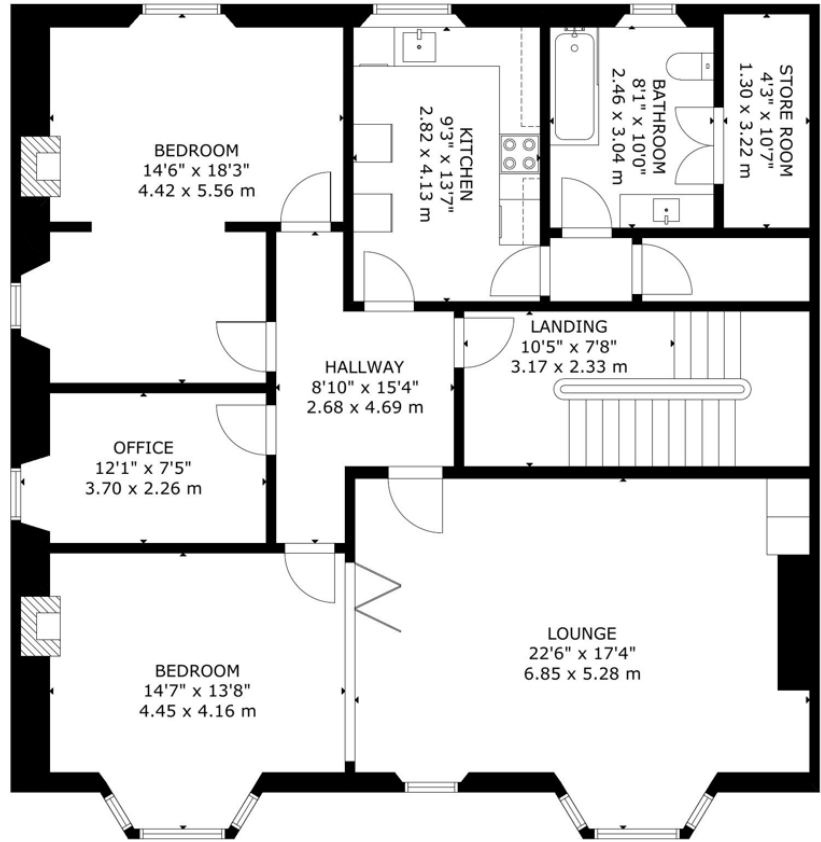


Contact: Richard Tole
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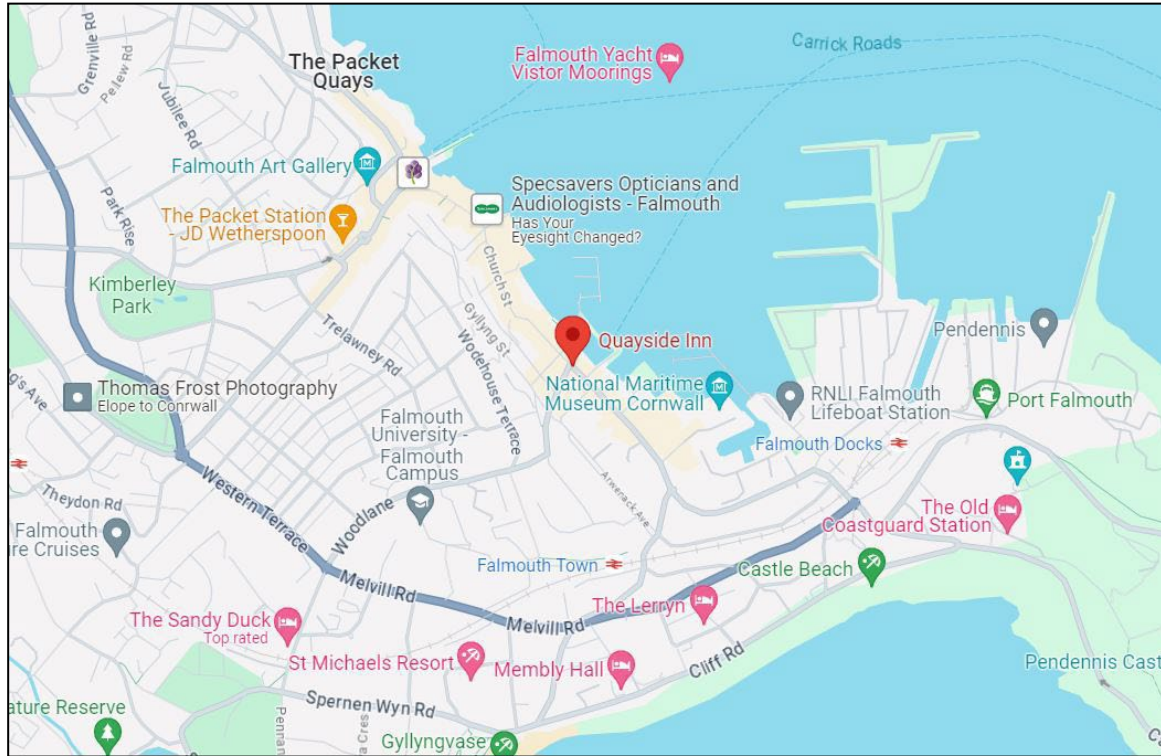




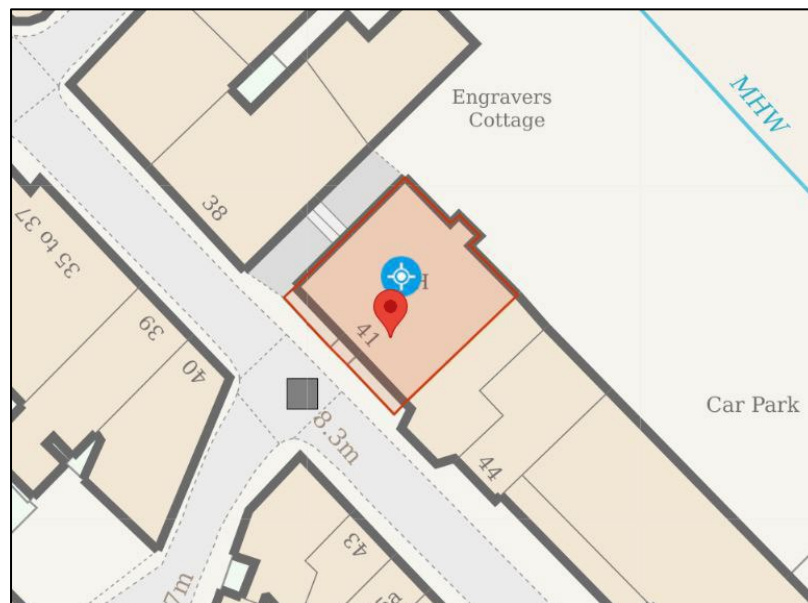




Location Plan



Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

LEASE 1

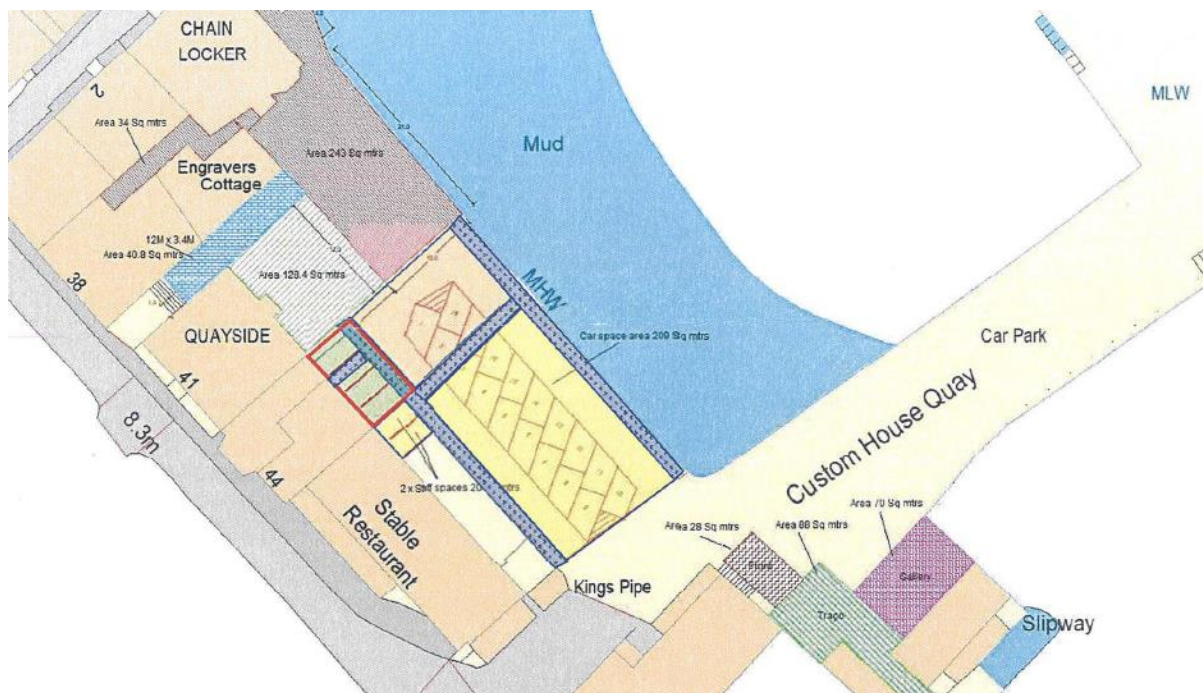
The screenshot shows a property listing interface. On the left, there is a sidebar with the following information:

- Property description: Land Adjoining Quayside Public House, Custom House Quay, Falmouth, TR11 3LH.
- Buttons: Share this title, Remove from My Sites, View My Sites Card.
- Title number: CL333520 (Leasehold).
- Lease details: Lease Term (16 years), Lease Start Date (21/07/2017), Lease End Date (23/06/2034 (10 years, 67 days unexpired)).
- Owner: GREENE KING BREWING AND RETAILING LIMITED (03298903).
- Search company properties >
- Expand All

On the right, there is a map showing the property location. The map includes labels for 'PH' (Public House), 'Engravers Cottage', and 'Car Pa'. A red outline on the map indicates the leased area. The map also shows street names like 'METHUEN' and '35 36 37 38 39 40 41'.

- The lease is dated 21st July 2017 between (1) The Falmouth Harbour Commissioners and (2) Spirit Pub Company (Trent) Ltd.
- Term: Around 17 years from 21st July 2017, ending on 23rd June 2034
- Rent: £18,846.68 per annum.
- Demise: Area edged red on plan above
- Permitted Use: To use the property as a beer garden, outside seating area and bin storage ancillary to the Quayside Inn Public House for the service and dispensing of food and beverages between the hours of 9am and midnight and for the storage of bins.
- Comments: This seating area can accommodate around 115 covers.

LEASE 2



- The lease is dated 20th April 2022 between (1) The Falmouth Harbour Commissioners and (2) Greene King Brewing and Retailing Ltd.
- Term: 3 years from 1st October 2021, ending on 30th September 2024.
- Rent: £8,500 per annum.
- Demise: Area edged red on plan above
- Permitted Use: As an outside seating area ancillary to the Quayside Inn Public House for the service and dispensing of food and beverages.
- Comments: This seating area can accommodate around 34 covers.

Our Services & Offices

