

**TO LET – GUIDE RENT: £60,000 PER ANNUM + 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
- Likely to be of interest to local/regional pub and restaurant operators
- Rental incentives may be available subject to status

## 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 Internal Area is circa 1,484 square feet and it sits on a plot size amounting to around 0.038 of an acre.

## Tenure

Leasehold. The premises are available by way of a new free of tie lease, subject to terms to be agreed. The guide rent is £60,000 per annum + VAT. Rental incentives may be available subject to status.

The external areas are held under two separate leases and provide for c. 150 covers. Further details are available on request.

## 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. The licensing hours permit the sale of alcohol as follows:

Monday - Sunday 10:00 - 00:00

## Fixtures & Fittings

The letting of the property will include trade fixtures and fittings which are in the absolute ownership of the landlord 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 letting of this property. TOGC may apply.

## EPC

An EPC has been requested.

## Virtual Tour

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



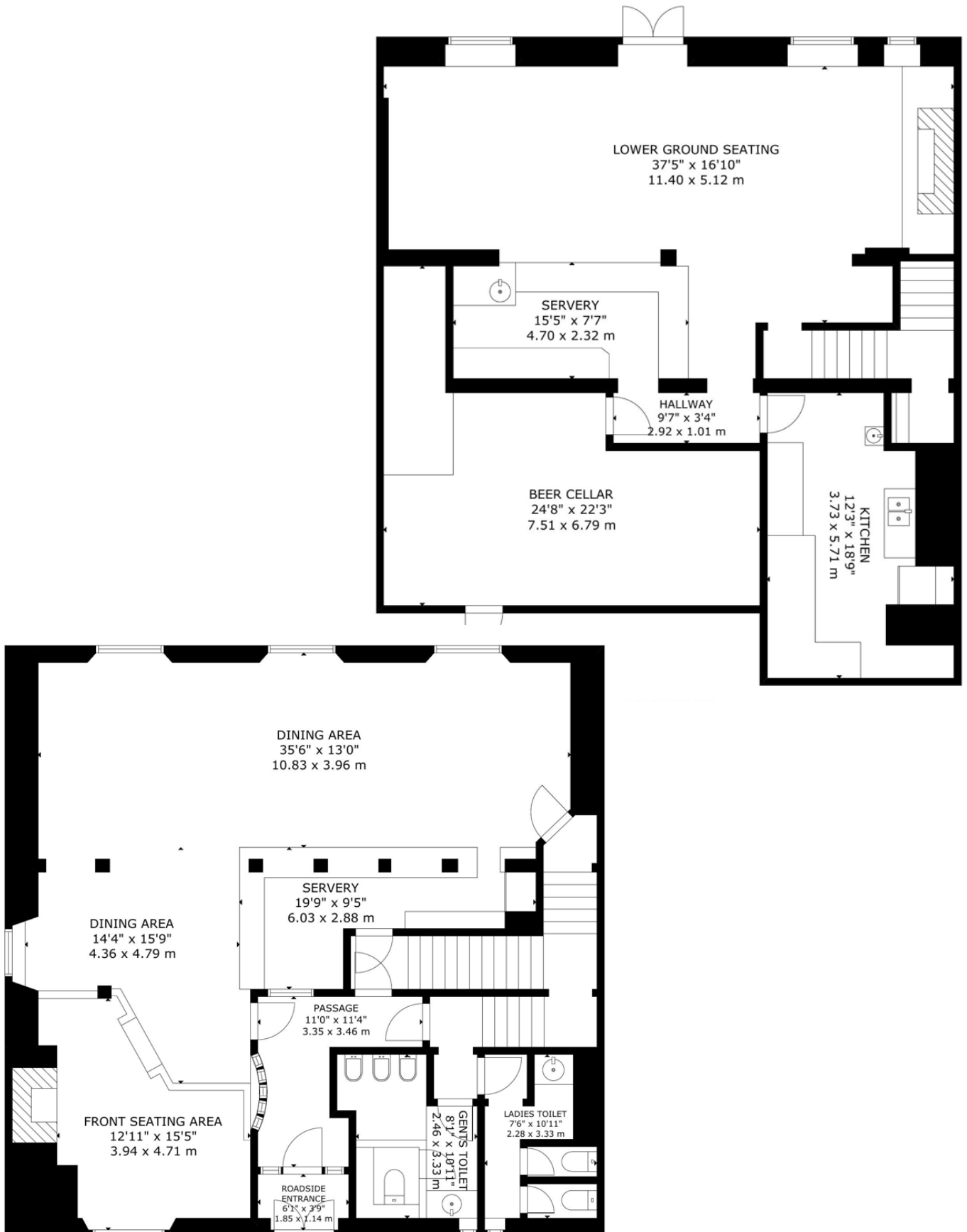
Contact: Jack Sinclair  
Tel: 07823 334 750  
Email: jack@wtscommercial.co.uk

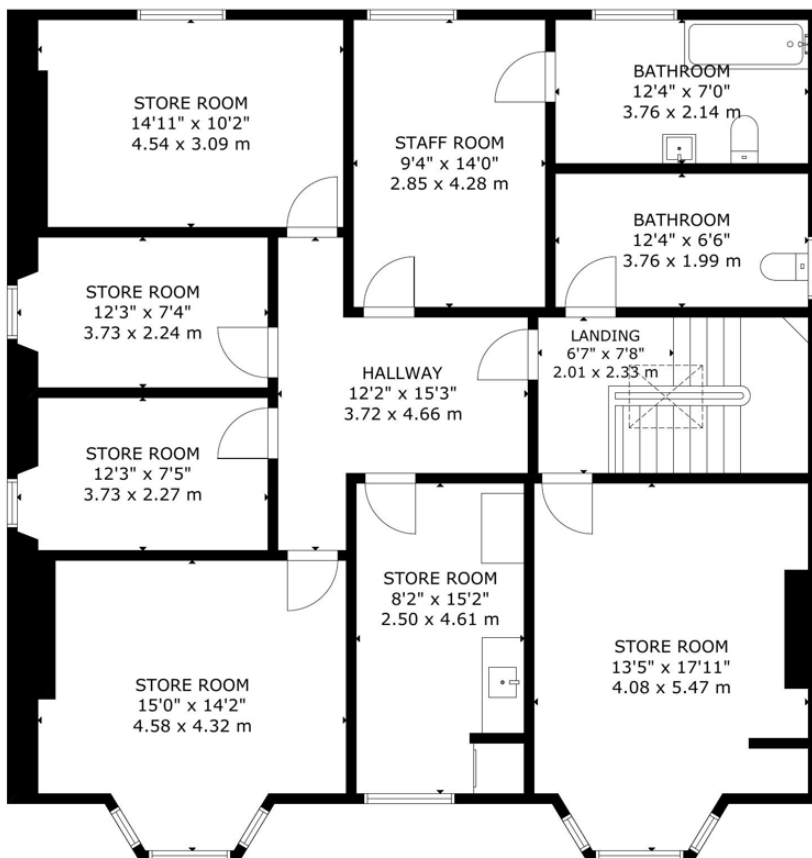
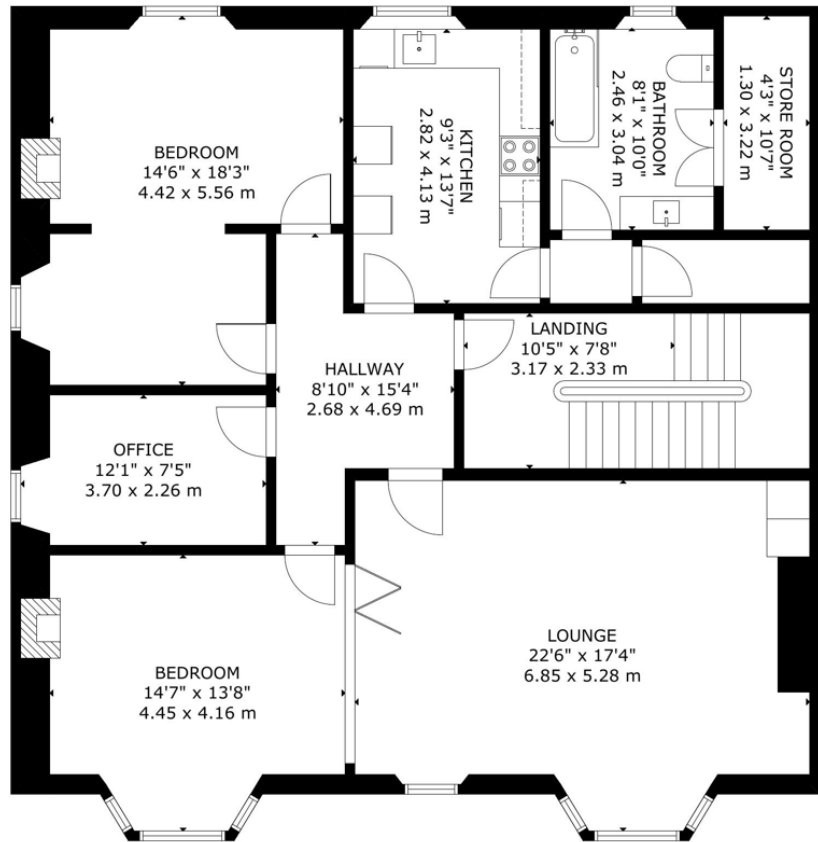


Contact: Richard Tole  
Tel: 07917 088 221  
Email: richard@wtscommercial.co.uk

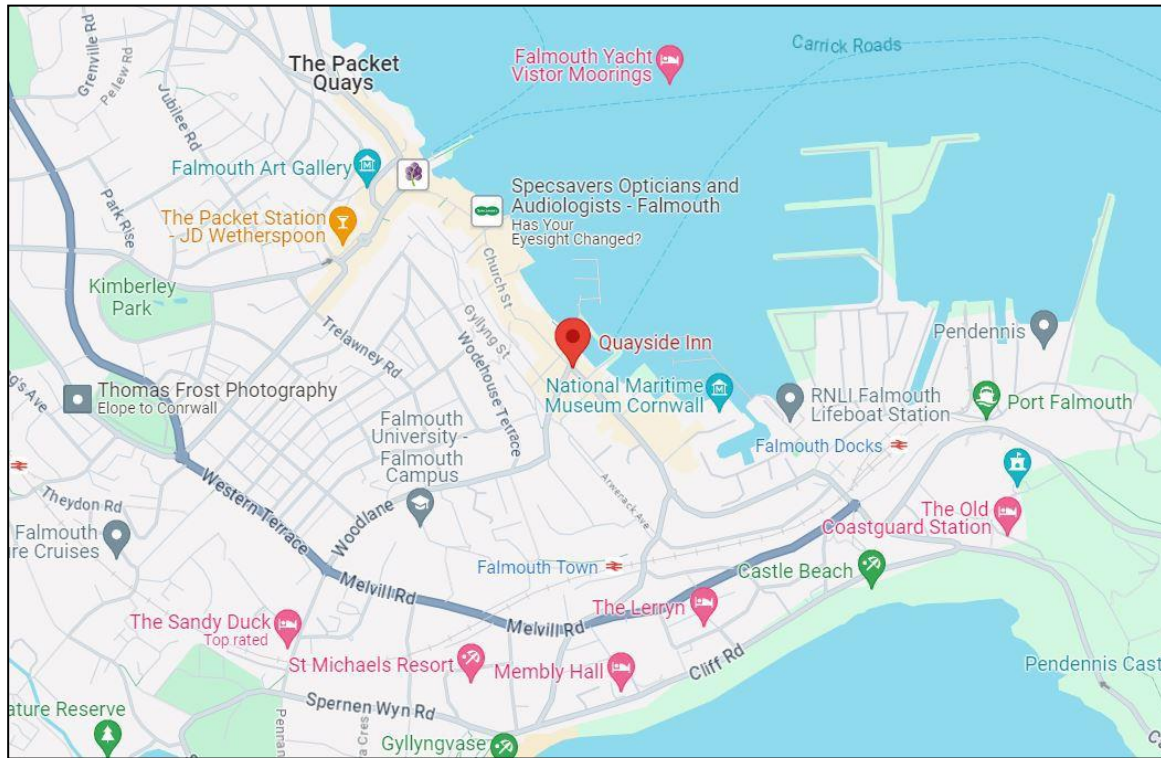




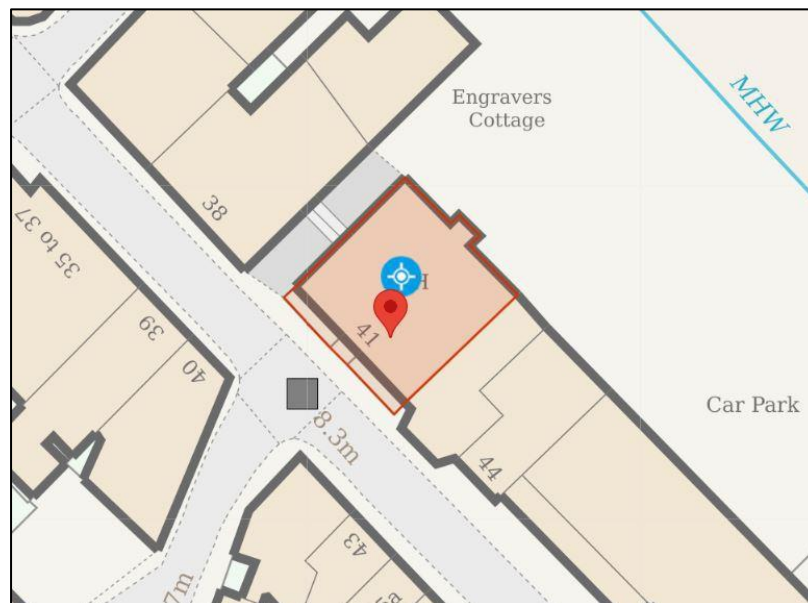




**Location Plan**



**Site Plan**



**Important notice**

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## Our Services & Offices

