



Historic town centre freehouse with 5 letting bedrooms, including 2 self-contained family suites, and owners accommodation. Extremely profitable business with wet sales and letting accommodation only.

**THE COLLINS ARMS
18 HIGHER FORE STREET, REDRUTH, CORNWALL TR15 2AP
FREEHOLD: £259,950 REF: 4715**

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THE PROPERTY

The Collins Arms is reputedly the oldest public house in Redruth with origins believed to date back to 1743 as a pub. Having been the subject of extensive upgrade, improvement and modernisation by our clients during their 16 years of ownership. The Collins Arms is consequently presented in first class order throughout. The business trades as a pub with wet sales, together with 5 popular letting rooms, including 2 self-contained family suites. No food sales are currently undertaken. This well presented, easy to run business briefly comprises:- Main Bar (24+), Further Bar & Pool Room (32+), Kitchen, 5 Letting Rooms including 2 Self-Contained En-Suite Family Suites, Owners Accommodation with Sitting Room, large Bedroom with En-Suite Shower Room. The property has an attractive Enclosed Rear Courtyard and various useful store rooms and outbuildings. An internal inspection is essential in order to fully appreciate the significant levels of investment undertaken by our clients.

SITUATION

The Collins Arms is situated in Higher Fore Street just off the main high street on the edge of Redruth town centre. Redruth is an historic town, built up around the boom time which surrounded the extraction of tin and copper in the surrounding mines and most latterly has been subject to an upgrade and pedestrianisation scheme to the main shopping areas. Redruth is situated close to the main A30 trunk road linking east and west Cornwall and boasts a resident population in excess of 12,000 people. However, this has been significantly increased over recent years following considerable residential housing development in the area.

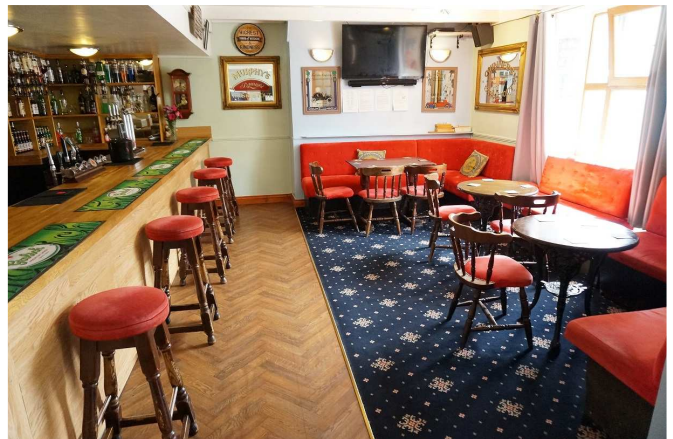


INTERNAL DETAILS

GROUND FLOOR – Double entrance doors to front into **Entrance Hallway** open plan through into **Main Bar Area** with part carpeted flooring, range of upholstered perimeter seating, free standing wooden topped tables, wooden chairs, bar stools and low stools comfortably seating 24 plus ample standing room, wall mounted large screen television, painted ceiling timbers, sold oak

topped **Bar Servery** fitted with associated back bar fittings, optics and display shelving, triple glass fronted bottle fridge and glasswasher. Open plan from main bar area into **Games Room/Seating Area** with Altro wood effect non-slip flooring, pool table area, 2 darts oches, wall mounted large screen television, upholstered window seating, perimeter seating, free standing wooden topped tables, wooden chairs, comfy sofa, comfortably seating 32 customers plus ample standing room. Painted ceiling timbers. **Kitchen** well equipped with fully tiled walls, perimeter worksurface with cupboards and open shelving below, extractor hood, 5-burner gas range and double oven, fridge freezer, under counter freezer, dishwasher, stainless steel sink unit, wall shelving, microwave oven and door to rear. **Ladies & Gents WCs**. **Beer Cellar** with fully clad walls and stainless steel sink unit. **Covered Walkway** and **Seating Area** leading to rear courtyard area.

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.



EXTERNAL DETAILS

To the rear of the pub is an attractive enclosed **Courtyard Garden** with seating for 20 customers, bin store area and pedestrian access to the front and side. **Laundry Room/Workshop/Store Room**. **Further Store Room** and a **Dry Goods Store**. Bin store area.

LETTING ACCOMMODATION

5 extremely well appointed letting bedrooms including 2 self-contained family suites, all recently refurbished to an extremely high standard throughout and comprising remote control colour televisions, tea and coffee making facilities, alarm clock radios, hairdryers, and bathrobes. The accommodation is briefly arranged as follows:- **Bedroom 1** – a standard double room with vanity unit on the first floor. **Bedroom 2** – a standard twin room with vanity unit on the first floor. **Bedroom 3** – a standard single room with vanity unit on the first floor. **Bathroom** with shower over bath for shared use of bedrooms 1, 2 and 3. **Bedroom 4** – a self-contained

family suite (sleeps 4) on the ground floor with independent access from the courtyard, comprising **Kitchen Area**, **Seating Area** and **En-Suite Shower Room**. **Bedroom 5** – a self-contained family suite on the ground floor with independent access from the courtyard comprising **Double Bedroom**, further **Twin Bedroom** with futon bed (sleeps 3), **Sitting Area** with dining table and chairs and **En-Suite Shower Room**. The spacious and flexible letting accommodation could be reconfigured to suit individual personal requirements to provide additional owners bedrooms if so desired.



PRIVATE ACCOMMODATION

Situated on the first floor is a **Sitting Room** with aspect to rear, large **Double Bedroom** with aspect to front, **Walk-In Wardrobe** and **En-Suite Shower**.

THE BUSINESS

The Collins Arms is a traditional wet led town centre freehouse which enjoys a popular local following. Our clients do not undertake any food sales and the pub benefits from 6 dart teams, 1 pool team, and a euchre team. There are also monthly quiz nights, monthly karaoke nights, and various in-house darts competitions are organised throughout the year. Our clients have owned and run the business for over 16 years and during this time they have undertaken a significant programme of investment and refurbishment including creating the letting bedrooms in the last 3 years. Our clients have been overwhelmed by the success of the letting rooms and there are significant levels of forward bookings and regular repeat custom. The business has a website www.collinsarms-redruth.co.uk which provides further background on the business. Bookings are derived from this website together with a number of high profile web based accommodation booking agencies and The Collins Arms has received a number of extremely favourable reviews.

TRADING INFORMATION

Accounts show sales of £120,263. The split of trade was £95,194 pub sales and £25,069 accommodation income.

The business shows an impressive adjusted net profit in the order of £45,000 and full detailed accounts can be made available to interested parties following a formal viewing appointment. Full detailed trading information can be made available to interested parties following a formal viewing appointment.



OPENING HOURS

The current opening hours are 5:00pm until midnight Monday to Friday; midday until 1:00am on Saturday and midday until 11:00pm on Sunday.

CURRENT STAFFING

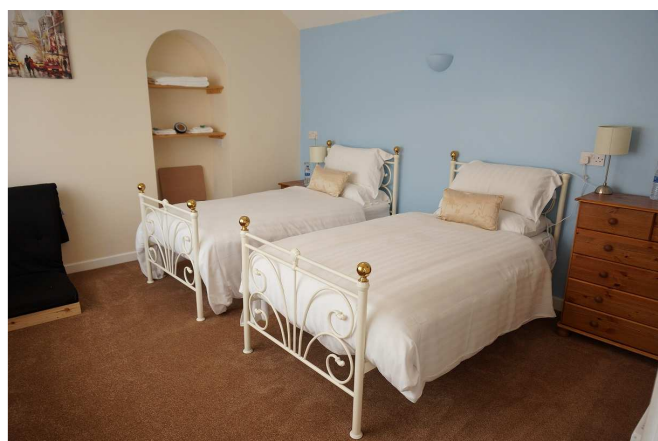
The business is run by our clients, a husband and wife team, with the assistance of 1 part-time and 1 casual member of staff.

POTENTIAL

The Collins Arms offers new owners tremendous potential to build on this already successful business with opportunities to extend the current opening hours, introduce food sales for residents and non-residents alike, and even to create additional letting bedrooms within the outbuildings. The letting income continues to grow with excellent levels of forward bookings and many repeat customers returning.

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RATING

For up to date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website www.voa.gov.uk.

SERVICES

All mains services are connected to the subject property.

PRICE & TENURE

£259,950 for the valuable freehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. Vacant possession upon completion.



VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.

