



A popular and well-regarded high turnover independent character Cornish inn with 6 ensuite letting bedrooms, which is presented to a high standard and offers a profitable business opportunity with a 2 bedroom owner's cottage. Character bar areas (36+), games room (12), main restaurant (22+), well-equipped commercial catering kitchen, beer garden with alfresco seating areas (78+), customer car park (12+). Extremely well presented throughout and offering an impressive and successful multi-faceted business with year-round trade and a strong and consistent trading history. Must Be Viewed.

**THE ROYAL OAK INN
DUKE STREET, LOSTWITHIEL, CORNWALL, PL22 0AG**

FREEHOLD: £750,000

REF: 4882

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THE PROPERTY

The Royal Oak is a substantial character Cornish inn and freehouse set within a popular Cornish Town. This spacious and high-quality inn is presented to an extremely high standard throughout having been substantially modernised and improved by our clients during their 12 years of ownership to notably include new windows, new central heating system, refurbishment of the letting rooms and shower rooms and refurbishment of the owner's accommodation. The public house, which is not listed, is renowned for its ambience and retains much of the original charm and character including flagstone flooring, open fireplaces, exposed stone walls, beamed ceilings. This quality high turnover business offers 6 high quality Ensuite Letting Bedrooms, Main Bar (24 plus standing room), Lounge Bar (12+), Restaurant (22+), Pool Room, an extremely well equipped Commercial Catering Kitchen with associated Ancillary Facilities, and an Owner's 2 Double Bedroom Cottage with independent access, an open plan Sitting Room/Dining Room/Kitchen, Bathroom and a private courtyard garden. Externally, the property benefits from a Customer Car Park for around 12 vehicles, a covered flagstone Customer Terrace offering covered alfresco seating for around 30 customers with an adjacent raised flagstone Patio Beer Garden Area providing additional alfresco seating for around 48 customers. The Royal Oak is a popular and extremely well presented freehouse and is undoubtedly a very special place in which to live and work, and a viewing is strongly recommended in order to fully appreciate all that this impressive and most profitable multi-faceted business has to offer.



SITUATION

The Royal Oak is situated in the centre of the picturesque and historic town of Lostwithiel. Originally a port and the capital of Cornwall, Lostwithiel is today a bustling town and one of the most sought-after small towns in Cornwall. Nearby is the historic Restormel Castle as well as Lostwithiel Golf and Country Club and the town also benefits from a mainline rail link to London Paddington. Lostwithiel has a year-round population of circa 3,000

which of course is greatly expanded during the peak summer months. The town is an ideal base for exploring the beautiful Fowey Estuary as well as the coves and beaches along the South Cornish coast and surrounding countryside. The world-renowned Eden Project is within 6 miles and the National Trust's Lanhydrock Estate is within 4 miles. The area is a magnet for day trippers and tourists throughout the year with many popular tourist spots close by.



INTERNAL DETAILS

Main customer entrance door to the side leading from the customer car park and covered terrace area in to Entrance Hallway with doors into; **Main Bar** a traditional and attractive character room with flagstone flooring, part exposed stone and part wood panelled walls, feature fireplace with wood burner, wall mounted large screen television, darts oche area, feature lighting, freestanding tables and upholstered chairs stools and settles comfortably seating 24 customers plus standing room. Polished timber topped **Bar Servery** fitted with a range of back bar fittings, optics, extensive display shelving, EPOS touch screen till system with printer link to the kitchen, commercial coffee machine, glasswasher, stainless steel sink, double glass fronted bottle fridge and 2 single glass fronted bottles fridges. **Laundry Room/Storeroom.** **Lounge Bar** another attractive character room with wood effect flooring, beamed ceilings, air conditioning, part exposed stone and part wood panelled walls, wall mounted large screen television, feature fireplace (disused), feature lighting, freestanding wooden tables and upholstered chairs comfortably seating 12+ customers. Stone fronted and polished wood topped **Bar Servery** fitted with a range of back bar fittings, optics, display shelving, EPOS touch screen till system with printer link to the kitchen, and a double glass fronted bottle fridge. **Restaurant** a lovely character room with carpeted flooring, beamed ceilings, part exposed stone and part wood panelled walls, feature fireplace with wood burner, air conditioning, wall mounted menu board, feature lighting, freestanding wooden tables, upholstered chairs, and settles

comfortably seating 22+ customers. **Pool Room** with wood effect flooring, beamed ceilings, exposed stone walls, pool table area and lighting, darts oche, wall mounted large screen television, air conditioning and seating for around 12 customers. **Customer WCs.** **Commercial Catering Kitchen** with non-slip flooring, part tiled and part stainless steel clad walls and being equipped to a high standard with a range of commercial catering equipment to include:- extractor system with stainless steel canopy and gas interlock system, 2 six burner gas ranges, eye level grill, twin table top deep fat fryer, single table top deep fat fryer, 3 under counter fridges, 2 small freezers, stainless steel sink, stainless steel hand basin, warming cabinet with a shelved serving gantry with warming lamps over, 3 door commercial counter fridge unit with saladette over, extensive stainless steel shelving, commercial pass through toaster, twin panini press, 3 microwave ovens, upright fridge and stainless steel workbenches with shelving below. **Preparation/Storeroom** with tiled flooring, part tiled walls, 3 door commercial counter fridge unit with saladette over, 2 upright freezers, upright fridge and stainless steel racked shelving. **Wash Up Room** with tiled flooring, stainless steel sink unit, commercial dishwasher, stainless steel workbench with shelving below, upright freezer, chest freezer and door to a service yard area. On the lower ground floor (ground floor outside to the front) is **Beer Cellar** temperature controlled with delivery doors to the front, **Wood Store Area** and a **Bottle Store/Storeroom**.



LETTING ACCOMMODATION

The inn offers **6 Extremely Well Appointed and Impressive Ensuite Letting Bedrooms** on the first floor and each benefitting from televisions, Wi-Fi, and tea and coffee making facilities and briefly comprising: -

Bedroom One a double bedroom with an ensuite shower room.

Bedroom Two a generous king size double bedroom with an ensuite shower room.

Bedroom Three a generous king size double bedroom with an ensuite shower room.

Bedroom Four a double bedroom with an ensuite shower room.

Bedroom Five a twin/double bedroom with an ensuite shower room.

Bedroom Six a double bedroom with an ensuite shower room.



OWNER'S ACCOMMODATION

Adjacent to the inn and with independent access (also linked to the inn internally) is an owner's private cottage which briefly comprises:- **Open Plan Lounge/Dining Room/Kitchen** on the ground floor, an attractive living space with a feature fireplace with a wood burner and a modern fitted kitchen built in electric hob and oven. On the first floor is **Bedroom 1** a good size double bedroom. **Shower Room** with large walk-in shower. **Bedroom 2** a good size double bedroom. Outside is a small private **Courtyard Garden** area.



EXTERNAL DETAILS

To the side of the inn is a **Customer Car Park** with marked spaces for around 12 vehicles. Adjacent to the carpark is a **Covered Customer Seating Terrace** with flagstone paving, lighting and providing seating for around 30. Adjoining this is a further **Patio Beer Garden** area with flagstone paving, lighting, and a **Stage Area**

for outside entertainment, which provides alfresco seating for around 48 customers.



THE BUSINESS

The Royal Oak Inn is an extremely well presented throughout and trades as an impressive and popular high turnover town centre freehouse with letting accommodation. Well presented throughout, our clients have constantly improved the property whilst sympathetically maintaining the character of the building. The high standards inherent throughout the business ensure excellent levels of trade and the Royal Oak Inn is extremely well supported by the community and has a reputation for well-kept ales and good homemade pub food with a popular Sunday roast. The business benefits from impressive levels of goodwill and regular repeat custom and the letting rooms attract a steady stream of custom from both tourists and commercial travellers. The pub is very much part of the community and is a popular venue for many of the town's groups and societies who regularly meet here. It also hosts regular live music and events and sponsors a local football team. The business has its own website www.royaloakcornwall.com which provides further information and direct booking for the rooms. The Royal Oak has also received numerous excellent reviews on Google, Tripadvisor and Booking.com. The sale of the Royal represents an excellent opportunity to purchase a well-regarded high turnover character inn with strong profits, in an extremely desirable location.

TRADING INFORMATION

Accounts for the year ending 31 March 2025 show sales of £680,942 net of VAT with a strong adjusted net profit of circa £90,000. We are advised that the trade split is 57% wet, 28% dry and 15% accommodation. Accounts will be made available to interested parties following a viewing appointment.

CURRENT STAFFING

The business is run by our clients, assisted by 4 full time (including 2 chefs) and 8 part time members of staff.



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SERVICES

All mains services are connected.

TRANSFER OF A GOING CONCERN

The sale includes the goodwill of the business and will be subject to Transfer of Undertakings (Protection of Employment) Regulations (TUPE).

VAT

All figures quoted are exclusive of VAT if applicable.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel:(01392)201262. Email:info@stonesmith.co.uk Please do not approach our clients or their staff directly.

FINANCE

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.



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.