



THE BULLS HEAD, 38 FORE STREET, CALLINGTON, PL17 7AQ

TRADITIONAL 18TH CENTURY TOWN CENTRE PUB. Prime Fore Street position in busy South East Cornwall town. Charming period premises, immense "olde worlde" character throughout. Large lounge bar area, functions room, pool room, kitchens, 3 bedroom accommodation, trade patios and private parking. Strong and loyal local customer base. Turnover approx. £336,000pa, Gross Profit approx. 50%. Mainly wet sales. Highly recommended.

- **TRADITIONAL 18TH CENTURY FREE HOUSE INN**
- **PRIME FORE STREET TRADING POSITION**
- **PERIOD PREMISES, IMMENSE OLDE WORLDE CHARM**
- **LARGE BAR, FUNCTIONS ROOM, TRADE PATIOS**
- **3 BEDROOM ACCOMMODATION**
- **TURNOVER APPROX. £336,000 PA , GROSS PROFIT 50%**
- **MAINLY WET TRADE, STRONG LOCAL CUSTOMER BASE**

FREEHOLD BUSINESS TRANSFER : OIRO £429,000 SAV

Part of the same family

HUNTLEY & PARTNERS

Miller Commercial 

Listers
PROPERTY CONSULTANTS

Miller Commercial 
VALUERS LIMITED

LOCATION:

Callington is an attractive settlement situated between Bodmin Moor and Dartmoor and on the edge of the famous Tamar Valley. This region of South East Cornwall is renowned for its unspoilt natural beauty with wooded valleys and beautiful coastal scenery. The town supports a substantial resident population of just under 5,000 as at the 2021 Census and, in more recent years, has become a sought after and popular commuter village to the nearby city of Plymouth and the town of Liskeard. Excellent educational, recreational and social facilities are provided and these include the famous nearby St. Mellion Golf and Country Club which is only about 3 or 4 miles away. This resident population is naturally significantly boosted in the summer by the many thousands of holidaymakers visiting the area every year.

DESCRIPTION:

The Bulls Head is a historic public house which occupies a prominent corner trading position in the main Fore Street of Callington, immediately adjacent to the parish church and in the heart of the main retail, commercial and recreational centre of the town. The property would appear to be of traditional construction, typical of its origins, probably dating back to the 18th Century. The front part of the building is three storey having rendered and painted elevations, with part tile hung elevations to the upper floor under a slate roof. To the rear is a more modern two storey interconnecting structure with part rendered and part natural stone painted elevations under a pitched slate roof. The property is Grade II Listed and has a wealth of character throughout and has in recent years undergone an extensive programme of improvements and renovations. An early viewing appointment is strongly recommended to fully appreciate the charm, appeal and location of this highly popular wet lead Free House.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR [All dimensions approximate].

PUBLIC BAR [16.5m x 5m maximum] A charming and traditional public bar area with a main front access off Fore Street, together with a side entrance lobby off Church Street. Natural stone walls, feature fireplaces (one with log-burning stove), wall lights, carpeting, exposed beam ceilings, darts area and range of traditional bar furniture and effects including tables, chairs, bar stools etc.

CENTRAL BAR SERVERY Fully equipped with wooden service counter, complete bar back display units with shelving, lighting, bottle cooling cabinets, cash register, wash-up area, glass washing machine, stainless steel sink unit.

CELLAR [6.7m x 4.8m] Being fully refrigerated with thermostatically controlled cellar unit, ring main system (free loan), secure bottle and wine store.

FIRST FLOOR

FUNCTIONS/MEETING ROOM [6.7m x 4.8m] An attractive well appointed meetings room with dual aspect windows and range of traditional bar furniture and effects with covers for up to 40 persons.

OFFICE/BEDROOM/ANCILLARY LOUNGE [5.9m x 4m] With window to side aspect overlooking the church.

KITCHEN [5.3m x 3.2m] Comprehensively fitted and equipped commercial kitchen area with commercial non-slip flooring, wall cladding extraction canopy, stainless steel double commercial sink unit, range of stainless steel worktops, microwaves, refrigeration, two deep-fat fryers and griddle.

NOTE: An inventory of catering equipment is available after inspection of the premises.

SELF-CONTAINED PRIVATE ACCOMMODATION

HALLWAY Providing access through to :

BEDROOM 1 [4.4m x 3.3m] A double-bedded room.

BATHROOM With panel bath, wash-hand basin and WC.

SECOND FLOOR

LANDING

LOUNGE [4.6m x 3.9m]

KITCHEN [3.9m x 3.3m] With range of wall and floor cupboard units with sink unit.

SHOWER ROOM With shower, WC and wash-hand basin.

BEDROOM 2 [4.2m x 3.3m]

BEDROOM 3 [3.6m x 2.6m]

OUTSIDE Accessed via an archway from Church Street and also internally from the ground floor is an open car parking area providing owner's parking for 2-3 vehicles. Also to the rear is a covered alleyway which provides access for the ladies and gents and disabled WCs. There is an outbuilding [5.6m x 5.3m] which has been newly refurbished to provide a pool and games room. Adjacent to this is a covered outside terrace and patio area which provides outside seating for approx. 24 persons.

SERVICES We understand that all mains services are available to the property. There is a gas-fired boiler in the commercial kitchen which we understand provides hot water, together with some heating throughout the property.

Part of the same family

HUNTLEY & PARTNERS

Miller Commercial 

Listers
PROPERTY CONSULTANTS

Miller Commercial 
VALUERS LIMITED

TENURE / LEASE TERMS:

Freehold.

BUSINESS:

TRADE is that of a **CHARMING 18TH CENTURY WET LED PUBLIC HOUSE** which enjoys an enviable Fore Street trading position in the heart of this bustling South East Cornwall town. For the last 70-80 years the business has operated as a community style Free House with a consistent and loyal customer base. The business has been in the **PRESENT HANDS** for the past 9 years and during our clients' tenure, they have Made numerous improvements to the pub, which is now only **OFFERED FOR SALE** as they intend to retire.

The business is **CURRENTLY RUN** by a husband and wife team together with a pool of full and part-time staff. The current proprietors take a primarily supervisory role in the day-to-day operation of the business.

It is felt that the business would be perfectly suited to fully involved proprietors who if involved in the day-to-day operation could look to reduce the number of staff and make a saving on wage costs in the future.

We understand that the current **OPENING HOURS** are from midday to midnight throughout the week. The business is a **FREE HOUSE** and is free from any trading tie.

The business enjoys an **EXCELLENT YEAR ROUND TRADE** with a regular and loyal local customer base. It serves as a focal point for the local community and is home to the local Masonic Lodge and Rotarians Group, caters for local functions, parties and wakes.

We understand that the **TURNOVER** for the year ending April 2024 amounted to approx. £354,000, achieving a **GROSS PROFIT** of approx. £176,314 which in turn produced a **STRONG NET TRADING PROFIT**. We understand that the majority of the trade is wet led with a 70/30 split. We understand the current **MENU** revolves around traditional "pub grub" including lights snacks, lunches, roasts, fish and chips etc. Additional trading figures will be made available to serious buyers once they have inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approx. £7,000.

An excellent opportunity to acquire a traditional 18th Century Free House which has been the centre of the community for many decades and continues to enjoy an excellent reputation and consistent year round turnover.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website [https:// www.tax.service.gov.uk/view-my-valuation/search](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £22,750. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is : TBA.

VIEWING AND CONTACT INFORMATION:

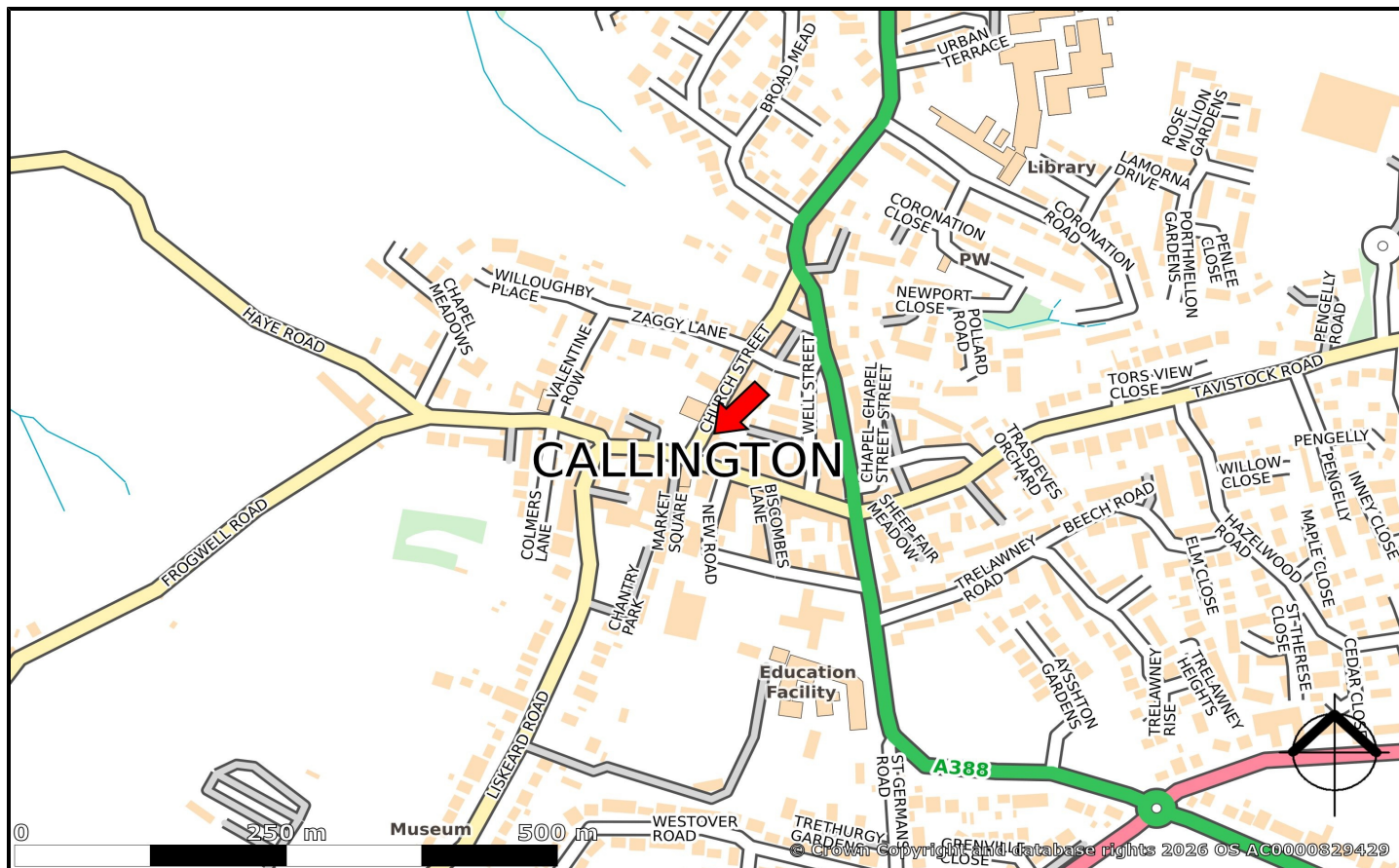
Strictly through Huntley & Partners. Please contact :-

Paul Goss on 07570 384544, 01752 206020

Email pg@listers.uk.com

Brian Hasell on 07570 384518, 01752 206020

Email bh@miller-commercial.co.uk



VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact :-

Paul Goss on 07570 384544, 01752 206020
Email pg@listers.uk.com

Brian Hasell on 07570 384518, 01752 206020
Email bh@miller-commercial.co.uk

AGENTS NOTE: Huntley & Partners and Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is Mansion House, Princes Street, Truro TR1 2RF. VAT Registration No.159 0357 01.

Huntley and Partners is a trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is 2 Old Bridge Street, Truro, TR1 2AQ. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

ANTI-MONEY LAUNDERING REGULATIONS: A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Part of the same family

HUNTLEY & PARTNERS

Miller Commercial

Listers
PROPERTY CONSULTANTS

Miller Commercial
VALUERS LIMITED