THE CORNISH INN, THE SQUARE, GUNNISLAKE, CORNWALL, PL18 9BW

£485,000 FREEHOLD

Miller Commercial

Chartered Surveyors and Business Property Specialists

PLUNDER
LIGHTNING

I NEED TO WORK ON
CONTROLLING
THE LOOK
ON MY FACE
WHEN I'M LISTENING TO
STUPID PEOPLE
MY LEVEL OF
SARCASM
DEPENDS ON YOUR
LEVEL OF STUPIDITY

SUMMARY:

- PERIOD FREEHOUSE IN EAST CORNWALL
- UP TO 5/6 LETTING ROOMS (NOT CURRENTLY LET)
- 2 x 1 BEDROOM OWNERS FLATS
- LARGE CAR PARK , REAR TERRACES
- NET T/0 £185K, GP 62%, EBITDA £43.7K PA
- GENUINE RETIREMENT SALE
- EPC C (72)

LOCATION:

The Cornish Inn has a prominent location in the pretty village of Gunnislake, in East Cornwall, close to the border of Devon.

The Tamar Valley is an Area of Outstanding Natural Beauty, making this a popular location for visitors and indeed in which to live.

The nearby town of Tavistock has a number of period properties and shops and closer is Callington and Liskeard for day to day needs.

PROPERTY:

The three storey property dates back to 1830 we are advised and was built as a Coaching Inn, which has been extended over the years.

The property is attached (on the far right hand side as one looks at the property) and comprises a well presented Bar / Dining area, Games Room and Breakfast room for guests.

On the first floor and second floors are potential 6 letting rooms along with 2 owners flats.
We are advised the client has undertaken significant investment in the property in recent years.

To the front and rear is parking, smoking area, terrace and lawn area.

BUSINESS:

We understand the premises has been a Public House for approaching 200 years , has been in our clients tenure for 3 years, who are now looking to sell due to retirement.

The Trading Profit and Loss Accounts for the year end April 2024 show net sales of £187,472, from wet sales (no letting income), Gross Profit level of 62% and EBITDA is £43,715 (after all costs and making a £10k adjustment to reflect exceptional repairs and renewals).

Further Accounting information will be made available in the normal manner.

At present there is no letting income from the rooms, for which we understand there is demand, so offers the opportunity to add a high profit yielding element to the business.

The clients have a Facebook account: The Cornish Inn | Gunnislake | Facebook

ACCOMMODATION:

Entrance Porch

Main Bar / Dining:
10.45m x 6.55m, with bay window to the front, wood burner and hearth. Wooden bar servery with 11 pumps. From Bar area through to Ladies and Gents WC's.

Games Area:
6.06m x 4.85m, bay window to the front, door to kitchen and stairs to First Floor.

Dining Room:
5.55m x 4.64m (max.), window and door to front giving separate access, tables and chairs for 24 covers.

Kitchen:
4.17m x 3.79m, commercial flooring, tile walls, stainless steel work benches and double fryer, hot plate etc. Through to wash up area with deep double sink, glasswasher.

Dry store / Staff area:
8.31m x 3.66m (max. x 2.23m min.), 2 upright freezers and 1 chest freezer, wooden racking for dry and tinned goods.

Stairs to First Floor Accommodation

Owners Flats

Flat 1:
Large Lounge with window to the front; Double Bedroom, window to the front, with ensuite bath / shower and further room off the hallway used as an office.

Flat 2:
Accessed internally or via a separate side door. Kitchen / diner; Lounge, window to rear; Double bedroom with windows to the rear; Bathroom (bath with shower over).

POTENTIAL LETTING ACCOMMODATION:

First Floor

Bedroom 1:
Double, ensuite bath / shower. Window to rear.

Bedroom 2:
Double, ensuite bath / shower. Window to front.

Bedroom 3:
Twin, ensuite bath / shower. Window to side.

Second Floor

Bedroom 4:
Twin, ensuite bath / shower, with exposed ceiling beams and a seating area. Window to front.

Bedroom 5:
Double, window to front.

Bedroom 6:
Family, ensuite shower, with exposed ceiling beams. Window to front.

Parking:
8 at front and 12 at rear.

Garage:
5.95m x 5.70m. With space for two vehicles, power and light, electric roller door. Door to side and with storage over.

Trade Garden:
Covered smoking area, terraced patio with 6 trestle tables.

Store / Bin / Garden waste area.

Lawn area.

TENURE:

Freehold.

PLANNING:

We understand an application for one dwelling for owners accommodation (at the rear of the premises) was allowed under Appeal (no copy available) under original application E2/87/015110, the permission is not extant.

TITLE PLANS & LEGAL EASEMENTS / COVENANTS:

Title CL169414 – copy available. Advised no public rights of way over the land, no easements or restrictive covenants.

PREMISES LICENCE:

We understand the premises (Bar / Restaurant) has a Full Licence for the sale of alcohol on and off the Premises, Licence Number00270PL14P.

METHOD OF SALE:

Sale of business as a trading going concern on an Asset Sale basis.

SERVICES:

Advised by clients

- Drainage : Mains
- Water : Mains
- Electricity : Single Phase
- Gas : Mains

Interested parties to make own enquiries via statutory providers.

STOCK:

At cost price agreed between seller and buyer on day of Completion.

LEGAL COSTS:

Each party to bear their own costs with regards to this transaction, whether the matter completes or not..

BUSINESS RATES:

We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search (by postcode and business address) which shows that the current (effective April 2026) rateable value is £14,250, meaning for qualifying owners no rates are payable.

VAT:

Advised client has opted for the 5% on sales flat rate.

INVENTORY OF FIXTURES & FITTINGS:

All trade fixtures and fittings essential to the running of the business are to be transferred free of lease / lien on Completion.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (72) Copy available.

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of The Cornish Inn, Gunnislake, at no initial cost, please contact Graham Timmins on the details below.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019
Email gt@miller-commercial.co.uk

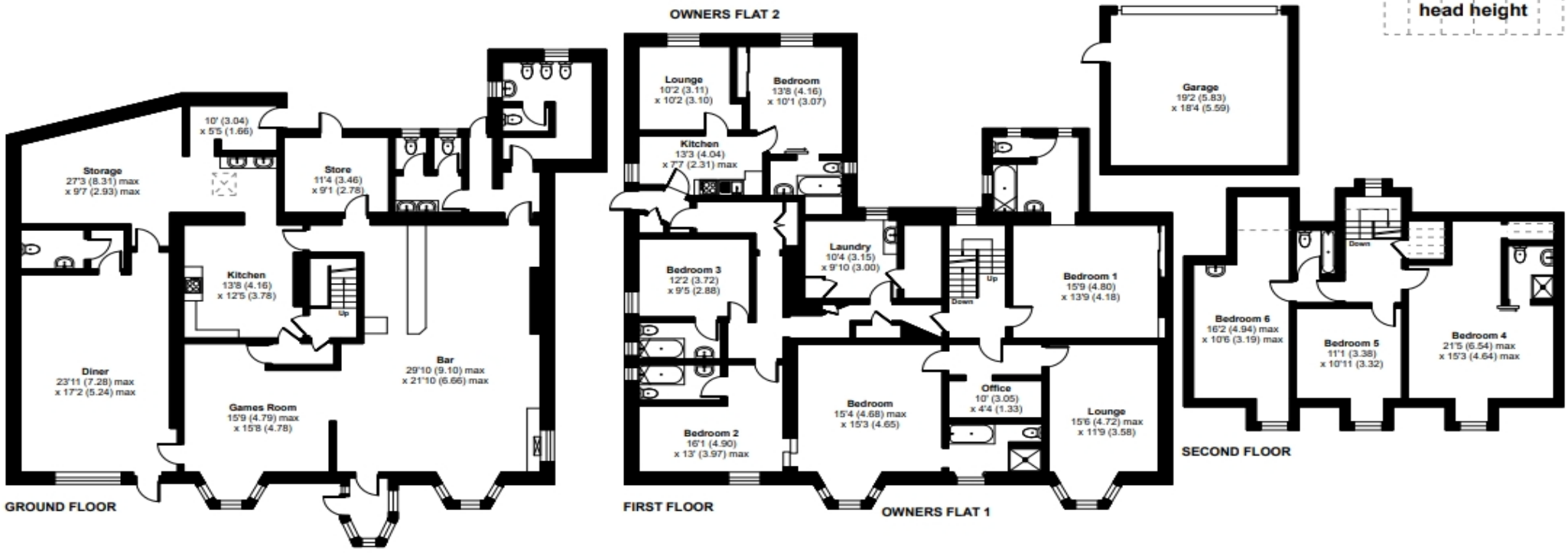
Jonny Bright on 01872 247022
Email jb@miller-commercial.co.uk

The Cornish Inn, The Square, Gunnislake, PL18 9BW

Approximate Area = 5562 sq ft / 516.7 sq m
Limited Use Area(s) = 60 sq ft / 5.5 sq m
Garage = 351 sq ft / 32.6 sq m
Total = 5973 sq ft / 554.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Miller Commercial LLP. REF: 1312373

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