



SLADES HOUSE COUNTRY INN, SLADESBRIDGE, WADEBRIDGE, PL27 6JB

£895,000 FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists



SUMMARY:

- SUBSTANTIAL 100 COVER FREEHOUSE NEAR WADEBRIDGE
- SET IN C. 3 ACRES WITH TWO PADDOCKS
- TWO FULL RESIDENTIAL COTTAGES (1 BED and 3 BED)
- SELF CONTAINED THREE BEDROOM FLAT OVER THE BUSINESS
- WELL EQUIPPED COMMERCIAL KITCHEN
- LIFESTYLE TURNOVER TO SUIT CLIENTS, SUBSTANTIAL OPPORTUNITY
- STABLING AND BARNS
- RETIREMENT SALE
- EPC B(47)

LOCATION:

Slades House Inn has a high level of visibility offset from the A389 between Wadebridge and Bodmin, approximately a mile from the centre of Wadebridge.

Wadebridge is a thriving small town, synonymous with the Camel Trail (Wadebridge to Padstow) via cycle and as such has a number of hire outlets.

Wadebridge broadly serves the nearby holiday hotspots of Padstow, Rock and Polzeath and as such has a significant uplift in seasonal trade.

**BUSINESS:**

We understand our clients family have owned the premises and business since 1945.

The business trades all year, principally as a family concern with no income currently derived from the owners properties.

Trading detail available upon request.

PROPERTIES:

The Inn was originally constructed in the 17th Century and was formerly part of the nearby Pencarrow Estate.

The property (Inn and attached Cottage) is Grade 2 Listed and as such has many period features.

Today the premises offer a very traditional setting with a typical central bar, booth seating, two fireplaces and to the rear further areas for dedicated dining.

To the rear is a sizeable and well equipped commercial kitchen.

On the first floor is a self contained three bedroom flat with two additional areas on the second floor.



Attached is a 1 bedroom cottage over two floors with some character.

Additionally a more recently constructed (1984) two storey 3 bedroom house, which does require some updating.

NB : Both properties have full residential consent and the three bedroom house (Poppy's Corner) is held on a separate title deed.

Outside to the front is a trade garden. To the rear of the property is a good size private owners garden leading to the owners stabling.

THE SITE:

The overall site extends to 2.981 acres, which is split as c. 2.0 acres into the two paddocks (not equal size), one of which fronts the River Allen and has fishing rights.

These have been used for the grazing of horses. In addition is the car park of c. 0.47 acre and the private garden of 0.3 acre.

Digital map available to show areas available upon request.

Additional Buildings: Two stone barns and wood store. Yard to front.





ACCOMMODATION:

NB : Floor Plans of all properties available as part of Data Pack.

Slades House Country Inn
Ground Floor

Door and windows to front, exposed stone walls and two fireplaces. 34 to 40 covers. Wooden bar servery.

Through to Lounge Bar with 16 to 20 covers.

Two Function Rooms areas to the rear for c. 40 covers. Commercial Kitchen with 2 x 6 ring gas cookers, 3 vent extraction over. Range of commercial equipment and upright / chest fridges and freezers.

Ladies and Gents WC's and Cellar.

First Floor

Three double bedrooms , one ensuite, large lounge, kitchen and bathroom. Office.

Second Floor

Accessed from landing two rooms used for storage, which could be made into additional bedrooms.

The Cottage

Accessed from the front or side is the attached 1 bedroom full residential owners cottage with a farmhouse style kitchen / dining room, large lounge with multi fuel burner and large first floor bedroom with ensuite shower room.

Access from the ground floor to the first floor of the Country Inn.

Small garden to the side and parking.

Poppy's Corner

Attached to the cottage and the rear of the Country inn a two storey 3 double bedroom house with kitchen / dining area, large lounge and bathroom.

Small garden area to the front and parking.

TENURE:

Freehold.

METHOD OF SALE:

Sale of Assets as trading going concern.

TITLE PLANS & LEGAL EASEMENTS / COVENANTS:

Title Number: CL179047 (part), the client is to retain a part of title (woodland and paddock on SE boundary), so the title plan will be modified to reflect this.

Land area approx. 3.0 acres, divided as c. 2 acres into two paddocks and c. 1.0 acre Buildings / Car Park and owners garden.

Title Number: CL164976 The Strand (referred to herein as Poppy's Corner)

Advised no public rights of way over the land, easements or restrictive covenants.

PLANNING PERMISSION:

Advised no outstanding Planning Permission or Building Regulations pending on the properties.

PREMISES LICENCE:

Number E1_005441 for the consumption of alcohol on and off the premises between 10:00 – 00:00 Monday to Sunday.





SERVICES:

Advised by clients

- Drainage : Mains
- Water : Mains
- Electricity : Single phase
- Gas : Bulk tank

Interested parties to make own enquiries via statutory providers.

STOCK:

Stock at valuation (cost price) agreed between seller and buyer on day of completion.

VAT:

We are advised the business is Registered for VAT on sales.

LEGAL COSTS:

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

LAND OVERAGE AGREEMENT:

An overage agreement is to apply to the car park area and paddocks relating specifically to any future open market residential development, for a period of 25 years with a 25% uplift in base value.

BUSINESS RATES AND COUNCIL TAX:

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 2023) rateable value is £5,700.

Council Tax : The Cottage – Band B and Poppy's Corner – Band B

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:

Energy Asset Rating B (47).

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of Slades House Country Inn, 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







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