



**TRENGILLY WARTHA INN, NANCENYOY, CONSTANTINE, FALMOUTH, TR11
5RP**

£85,000 plus SAV

Miller Commercial 
Chartered Surveyors and Business Property Specialists

SUMMARY:

- QUINTESSENTIAL COUNTRY FREEHOUSE IN POPULAR LOCATION
- 160 COVERS OVERALL (100 INTERNAL) IN SEVERAL DINING AREAS
- TWO FLATS 1 X 3 BED / 1 X 1 BED (FOR OWNERS / LETTING USE)
- NEW 10 YEAR LEASE WITH AUTOMATIC RENEWAL
- NET T/O IN THE REGION OF £480K PA
- GENUINE SALE AFTER 20 YEARS
- EPC : C (51)

LOCATION:

The Trengilly Wartha Inn is situated in an idyllic valley setting in the hamlet of Nancenoy, on the edge of the well serviced village of Constantine in South Cornwall.

The 'Trengilly' as it is widely known is a draw for locals from nearby Falmouth / Helston towns, the village and from the wide assortment of holiday lets within the vicinity.

**PROPERTY:**

The original property is thought to be 300 years old and was a 'Kiddlywink', often small houses making and selling beverages, with relatively recent addition in the 1960's when the main bar was constructed and the sale of alcohol licence was issued, with the most recent addition being the front porch and toilets in the 1990's.

The lease premises comprise the ground floor reception, trading and non-trading areas and on the first floor two flats. To the rear is a terrace and to the front the car park areas, upper terrace and log store / general store.

The trading areas are presented in good order and have some character features indicative of the period. The first floor flats have been subject to updating and improvement.

NB :Our clients intend to retain the following letting units as part of their semi-retirement income:

- Vines and Roses: Ground Floor and First Floor flats adjacent to two flats included in the lease (Wisteria and Valley View).
- Garden View and Lake View: 2 x one bedroom studios situated beyond the car park.
- Their main residence, which is on the edge of the overall site.

**BUSINESS:**

The business was established in the 1960's, has been in our clients tenure for 20 years (March 2026), who are now seeking semi-retirement.

The turnover directly attributed to the wet and dry sales for the year end are c. £479k pa.

This does not include any income from the two flats that are being offered as part of the lease demise.

We hold full Profit and Loss Accounts for the entire business which does also show the split between sales (wet / dry / accommodation), to enable a buyer to make an informed decision.

Further detail available upon request.

Please see our clients website for further details: www.trengilly.co.uk

NB : The website will pass to a new owner / lessee.





ACCOMMODATION:

NB : Please see Floor Plans on page 7.
Front Door into

Trading Areas:

Lobby / Games Area through to Ladies, Gents and Disabled WC's and Conservatory / Dining Room, with windows to three sides and up to 28 covers

Main Bar / Dining Areas: Main bar area with character features, inset wood burner, bar servery with 9 pumps (4 ale and 5 keg) 2 x EPOS points, 1 x triple and 1 x double drinks chillers, hand wash up. Approx. 38-40 covers.

Rear of bar access to good size cellar with side delivery access and racking for wine / spirits.

Top Bar Dining Area : With 2 head Astoria coffee machine and separate grinder, staff serving station, c. 12 covers.

Snug Dining Room : Feature fireplace, door and window to side, c. 18 covers.

Non Trading Areas:

From top bar through to Commercial Kitchen:

A well equipped kitchen with a tile floor and window to rear, 6 ring gas cooker with 5 vent extraction over, commercial oven, grill and double fryer.

Walk in fridge and pass through dishwasher, 2 deep sinks, pots / pans and potato chipper room.

Full kitchen inventory to be supplied as part of sale process.

Beyond kitchen is a dry store room, with a chest freezer, 2 x upright freezers and racking.

Boiler room.

Outside

Terrace in front of entrance with trellis for screening from the car park, up to 54 covers and an upper terrace with 10 covers.

Covered smoking and occasional dining (6 covers) area at side of property, leading to reception.

Use of parking on upper terrace for 17 vehicles and 13 on lower terrace. (NB : Landlord to retain and maintain)

Entrance door in to Reception: Desk area, stairs to First Floor Flats and hallway with staff WC room and access to the flats.

Store / Staff Areas: 12.36m x 4.44m. Wash up area and 3 defined store / service areas;
Fridge and Freezers,
Office and Staff WC, and
General overspill store with access to the rear.

General stock storage via racking on one wall.

To the rear is a shared bin store area

Flats:**Wisteria**

A one bedroom unit comprising Dining Area with doors leading to terrace (approx. 6m x 2m), fitted kitchen with window to front and double bedroom, window to side and with bathroom (bath with shower over).

Valley View

A three bedroom unit (double rooms with ensuite); good size open plan lounge, kitchen and dining area, with windows to 2 sides. To the rear, accessed via inner hallway is an outside raised terrace (approx.. 4m x 4m).





TENURE:

Part of Freehold Title CL225450 (digital area available upon request and for identification purposes only), upon agreement of lease sale clients will undertake to have a Land Registry compliant plan drawn which will be attached to the lease and for registration of the lease by the buyers solicitor.

NB : Please see digital map area on page 8.

Leasehold: 10 year lease to be granted by the Landlords at an initial annual passing rental of £40,000, subject to an open market rent review on the fifth year anniversary and on the 10th year anniversary renewal.

The lease is subject to a full repair and insure (landlord insure building and re-charges to tenant) obligation, subject to a tenant / landlord agreed photographic schedule of condition on completion, to be attached to the lease.

The lease will not have Sections 24 to 28 excluded, so the lease will have the right to renew, subject to normal request being given on behalf of the lessee.

LEGAL TITLE:

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

There is an easement in respect of an electricity pole.

The sale by lease and retention of some of our clients property will require granting of some rights of way over land, supply and re-charge of supply and legal easements, see below (and services).

Car Park: Landlord retains entrance and grants a right of way for the tenant to the car park areas, the landlord retains ownership of the car park and grants the tenant unencumbered use for staff and customers.

PREMISES LICENCE:

We understand the premises has a Licence for the sale of alcohol for consumption on and off the premises (Licence Number 00058/05), licensed hours Monday to Sunday 11:00 to 24:00.

METHOD OF SALE:

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

It is intended the lessees will acquire the intellectual property of the Trengilly Wartha Inn, including the website, which will involve the retained landlord units being removed or the incoming lessee may wish to enter a booking arrangement.

SERVICES:

Advised by clients and subject to (see map for identification and location of services)

- Drainage: Two septic tanks. Easement for LL to discharge two Studio units into ST 02 and Tenant to discharge into ST 01
- Water: Private borehole supply, landlord to maintain, supply and recharge.
- Electricity: Two Phases. Supply at rear of main building letting units to be split via a sub meter at LL cost and tenant pay for own usage.
- Gas: Two bulk tanks. Own supplies, easement required for LL supply to own home situated on tenant land.

Interested parties to make own enquiries via statutory providers.

STOCK:

At cost price on Completion, agreed between seller and buyer.

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 rateable value is £53,500 (April 2026) the latter subject to a reduced multiplier for RHL, note this is not the rates payable and interested parties should make their own enquiries.

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 (51).

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of Trengilly Wartha Inn, at no initial cost, please contact Graham Timmins on details below.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

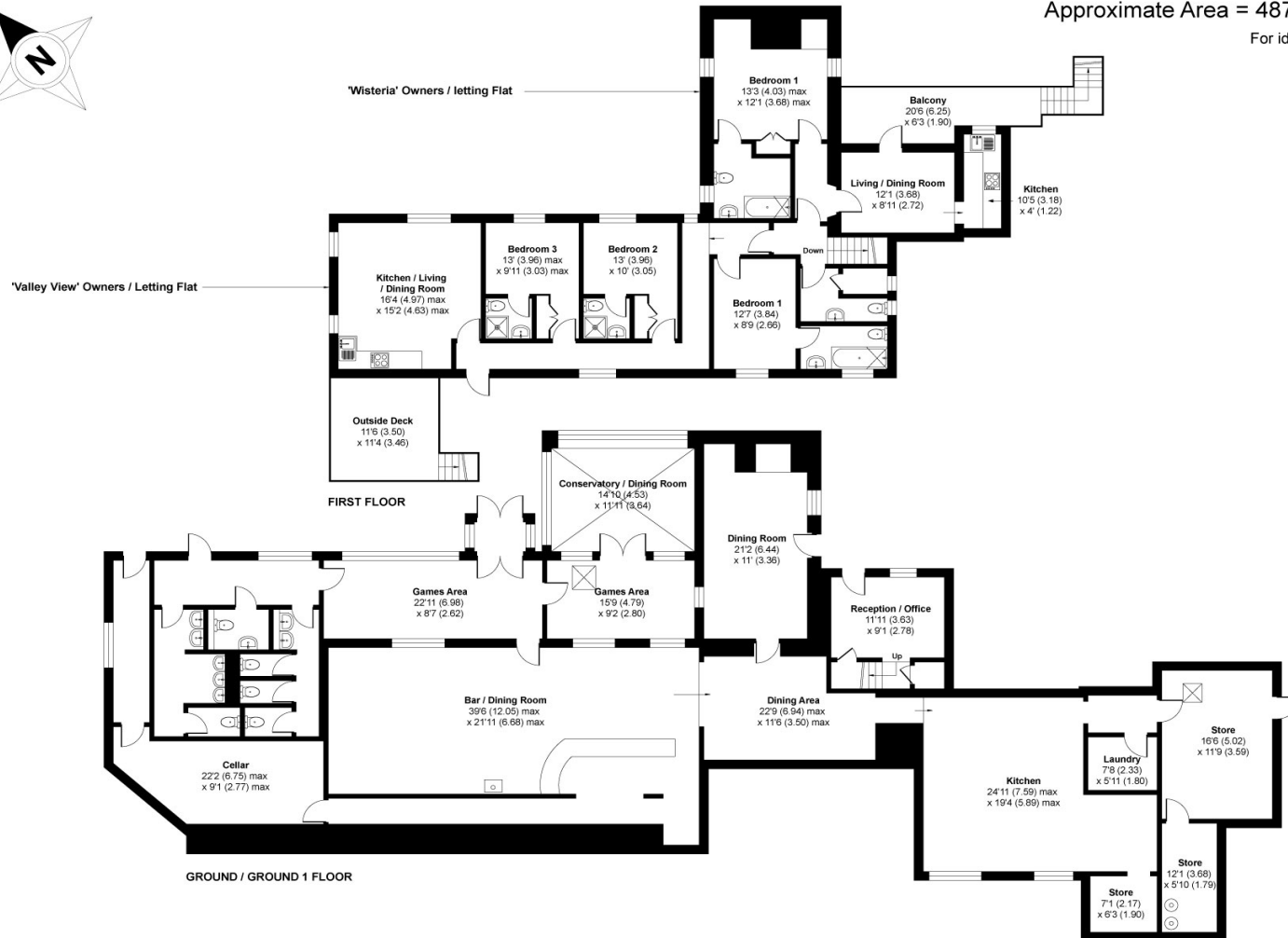
Graham Timmins on 01872 247019
Email gt@miller-commercial.co.uk

Jonny Bright on 01872 247022
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Trengilly Wartha Inn, Constantine, Falmouth TR11 5RP

Approximate Area = 4875 sq ft / 452.9 sq m

For identification only - Not to scale



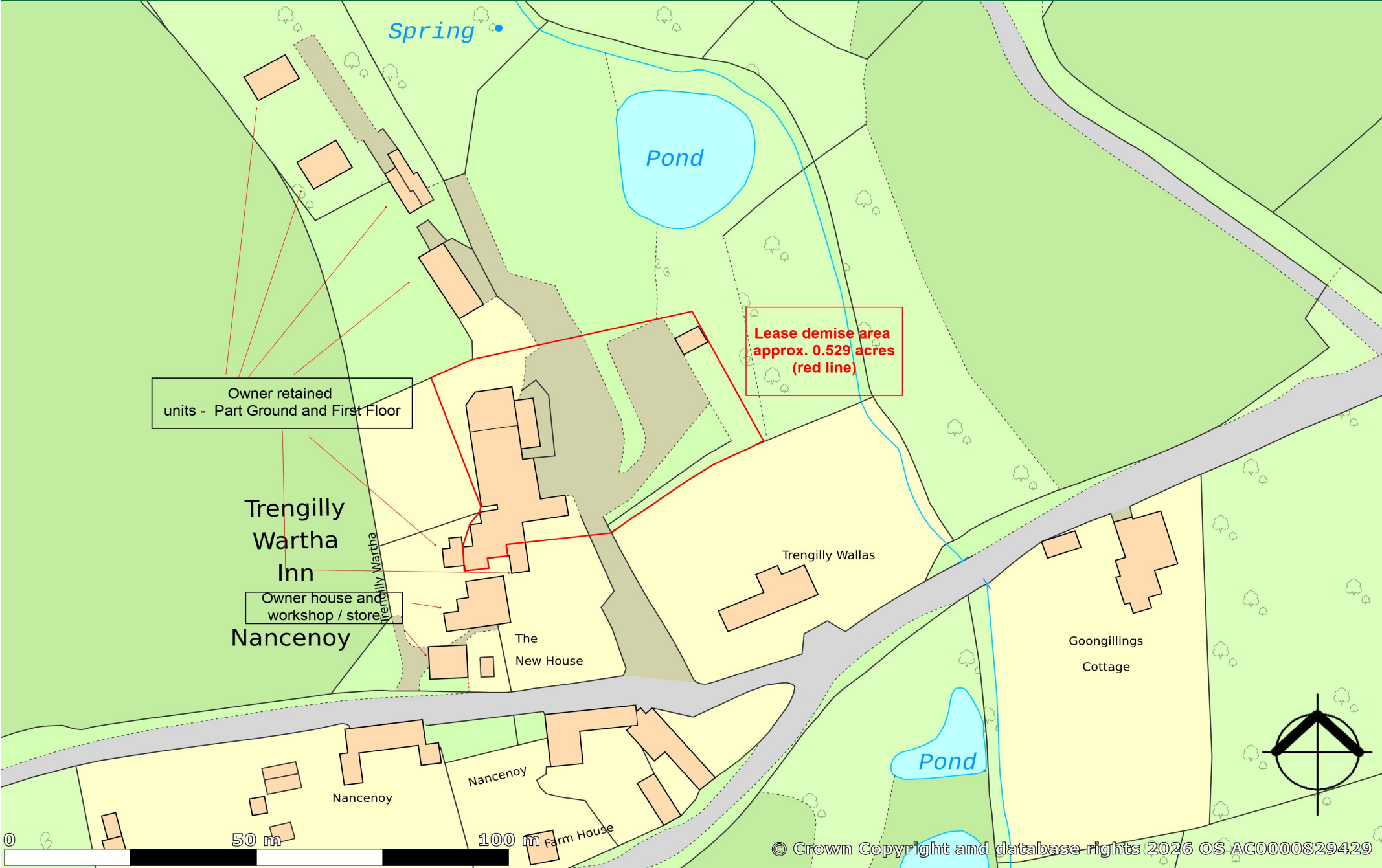
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Miller Commercial LLP. REF: 1402257



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