

WHITE PYRAMID
FREE HOUSE

WALKERHOLIDAYS.CO.UK P12720A
FAMILY FUN
ALL
OVER 30
RIDES

Carling
The British taste
is good here

**The White
Pyramid**
Accommodation
Restaurant & Bars
01726 68047

THE WHITE PYRAMID

TREWOON

ST AUSTELL

CORNWALL PL25 5TQ

- Landmark roadside freehouse restaurant
- Four en-suite letting rooms
- Refurbished bar restaurant areas 100+ covers
- Enclosed outside trading area with smoking shelter
- Extensive car parking for 80+ cars
- 7-bedroom owners' accommodation

**OIRO £875,000 FOR THE FREEHOLD INTEREST
TO INCLUDE GOODWILL, FIXTURES & FITTINGS
PLUS SAV**



LOCATION

The White Pyramid is located in the village of Trewoon, which lies close to the major town of St Austell approximately two miles distant, Newquay 13 miles and Truro 13 miles and is located in a residential and rural area.

St Austell and the surrounding area is known as a densely populated residential and commercial area, famous for its clay industry and in close proximity to the famous Eden Project, Charlestown Harbour, Fowey and the Lost Gardens of Heligan.

DESCRIPTION

The White Pyramid comprises a prominent and detached roadside, two-storey bar and restaurant with letting facilities located on the A3058 connecting St Austell and Newquay.

The site was predominantly reconfigured during the early 1960s, constructed of block under multi-pitched tile and flat roofs with many later extensions. The property has seen much refitting and refurbishment in recent times.

SERVICES

Services connected to the premises include mains water, drainage and electricity with LPG for cooking. (We would point out that no testing of any of the services has been carried out by the agent.)

FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

BUSINESS RATES

The property has a Rateable Value of £27,250 (VOA website 2026 List). Prospective purchasers should confirm actual rates payable with the local billing authority (www.voa.gov.uk).

LICENCE

The property has the benefit of a Premises Licence issued from Cornwall Council numbered PL0348. (It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)

ENERGY PERFORMANCE CERTIFICATE

The premises has an EPC Rating of C under Certificate Reference Number 0500-9986-0301-7180-9040310-8336-9049.

ACCOMMODATION (Areas are approximate)

MAIN ENTRANCE VESTIBULE (ROADSIDE)

MAIN BAR AREA (8.25m x 8.25m)

Quality and contemporary style bar restaurant area, fully fitted and equipped for 45+ covers. Fully carpeted.

BAR SERVERY

Return counter with cash register and bottle refrigerators.

CAR PARK ENTRANCE

BAR RECEPTION AREA (7.45m x 9m)

Quality contemporary style area. Fully carpeted with feature log-burner.

RESTAURANT DINING AREA (10.3m x 9m)

Recently refitted to provide alcove bench and booth seating for 70+ covers, part carpeted with doors leading to outside trading area.

COMMERCIAL KITCHEN (6.5m x 3.6m)

Fully fitted commercial kitchen with aluminium extraction hood, 6-burner gas range, steam oven, range of deep fat fryers, microwaves and refrigeration. Wash up area located adjacent with power wash.

VESTIBULE TO TOILETS

GENTS WC

Two urinals, wc and wash hand basin.

LADIES WC

Two wcs and wash hand basin.

DRY STORE

BEER CELLAR

With cellar cooling unit.

STAIRWAY TO FIRST FLOOR LETTING ACCOMMODATION WITH SEPARATE ENTRANCE

BEDROOM 1

Family room with en-suite wc, shower and wash hand basin.

BEDROOM 2

Family room with en-suite wc, shower and wash hand basin.

BEDROOM 3

Double room with en-suite wc, shower and wash hand basin.

BEDROOM 4

Double room with en-suite wc, shower and wash hand basin.

OWNERS' ACCOMMODATION

KITCHEN

BATHROOM

LOUNGE

BEDROOM 1

BEDROOM 2

BEDROOM 3

BEDROOM 4

BEDROOM 5

BATHROOM

STAIRWAY TO SECOND FLOOR (CONVERTED ATTIC)

BEDROOM 6

BEDROOM 7

OUTSIDE

To the front of the property lies direct access to the A3058 which links Newquay and St Austell. To the side of the property lies extensive tarmacadam car parking for 80+ cars with storage areas.

OUTSIDE TRADING AREA

An enclosed paved patio area with picnic bench table seats and a smoking section.

THE BUSINESS

The White Pyramid trades as a prominent roadside freehouse restaurant which is predominantly food-led and a destination venue. The business trades seven days a week throughout the year, usually from 11am to 11pm.

ACCOUNTS

Financial information can be made available to serious interested parties following an initial viewing appointment.

TENURE

The property is offered freehold.

PRICE

Offers in the region of £875,000.

VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

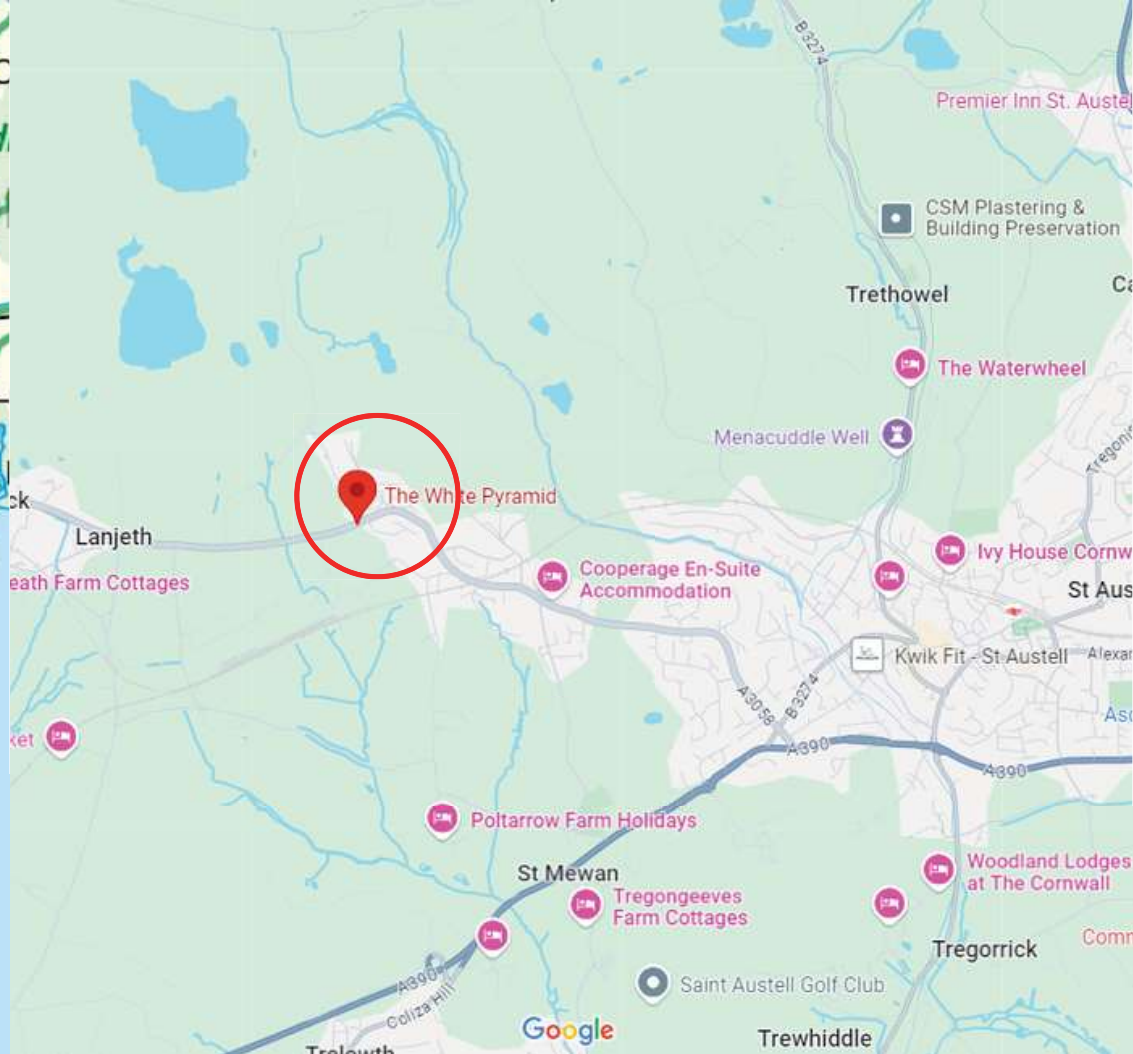
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The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available.





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The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.