



KINGS BAR, PENRYN



KINGS BAR

3 BROAD STREET

PENRYN

CORNWALL TR10 8JL

- **Freehouse restaurant located off town centre**
- **Bar, function room, rear enclosed trading area**
- **Seven letting bedrooms**
- **Owners' 1-bedroom accommodation**



**OIRO £495,000 FOR THE FREEHOLD INTEREST
TO INCLUDE FIXTURES & FITTINGS PLUS SAV**

LOCATION

The Kings Arms Hotel is located on Broad Street in the middle of the ancient borough of Penryn. Penryn is widely known as an ancient Cornish harbour town with a wealth of history and now home to the Tremough University.

DESCRIPTION

The Kings Arms Hotel comprises three-storey terrace property of granite and stone under a pitched slate roof with feature frontage, constructed in 18th Century, and most likely an original coaching inn, with rear enclosed outside trading area and car parking.

THE BUSINESS

The Kings Arms is currently closed, therefore financial information is available.

SERVICES

Services connected to the premises include mains water, drainage, gas and electricity. (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 £36,500 (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 L114003607. (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.)

ACCOMMODATION (Areas are approximate)

MAIN BAR (15m x 4.35m)

Traditional style bar with open beam ceiling. Fully carpeted and equipped with a range of seating and feature log-burner.

BAR SERVERY

Return oak top counter.

REAR BAR (11.65 x 5m)

Fully fitted and equipped and carpeted.

LADIES WC

GENTS WC

PASSAGEWAY TO REAR

FUNCTION ROOM (10.75m x 7.45m)

Wood floor, stage and seating.

STAIRWAY DOWN TO ENCLOSED OUTSIDE

TRADING AREA

Equipped with picnic bench table seats and part covered.

CAR PARK

For 10–15 cars.

COMMERCIAL KITCHEN (9m x 4m) Fully fitted equipped kitchen area.

UTILITY ROOM OFFICE

LOWER GROUND FLOOR

BEER CELLAR & ANCILLARY STORAGE STAIRWAY TO FIRST FLOOR

STAIRWAY TO FIRST FLOOR

LETTING BEDROOM 1

Double/family front aspect.

LETTING BEDROOM 2

Double/family front aspect.

LETTING BEDROOM 3

Double rear with en-suite shower.

LETTING BEDROOM 4

Single rear currently unused.

LETTING BEDROOM 5

Double/family front aspect.

LETTING BEDROOM 6

Double front aspect.

LETTING BEDROOM 7

Double rear aspect.

SHOWER ROOM

STAIRWAY TO SECOND FLOOR

BEDROOM/DINER

KITCHEN

SITTING ROOM

BATHROOM

WC

WC 2

BATHROOM

Bath, wc and wash hand basin.

OUTSIDE

Direct access to Broad Street and Penryn town centre

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of B under Certificate Number 7577-1391-6603-0894-0371, valid until 18th September 2032.

TENURE

The property is available freehold.

PRICE

Offers in the region of £495,000 for the freehold interest to include fixtures and fittings plus stock at valuation.

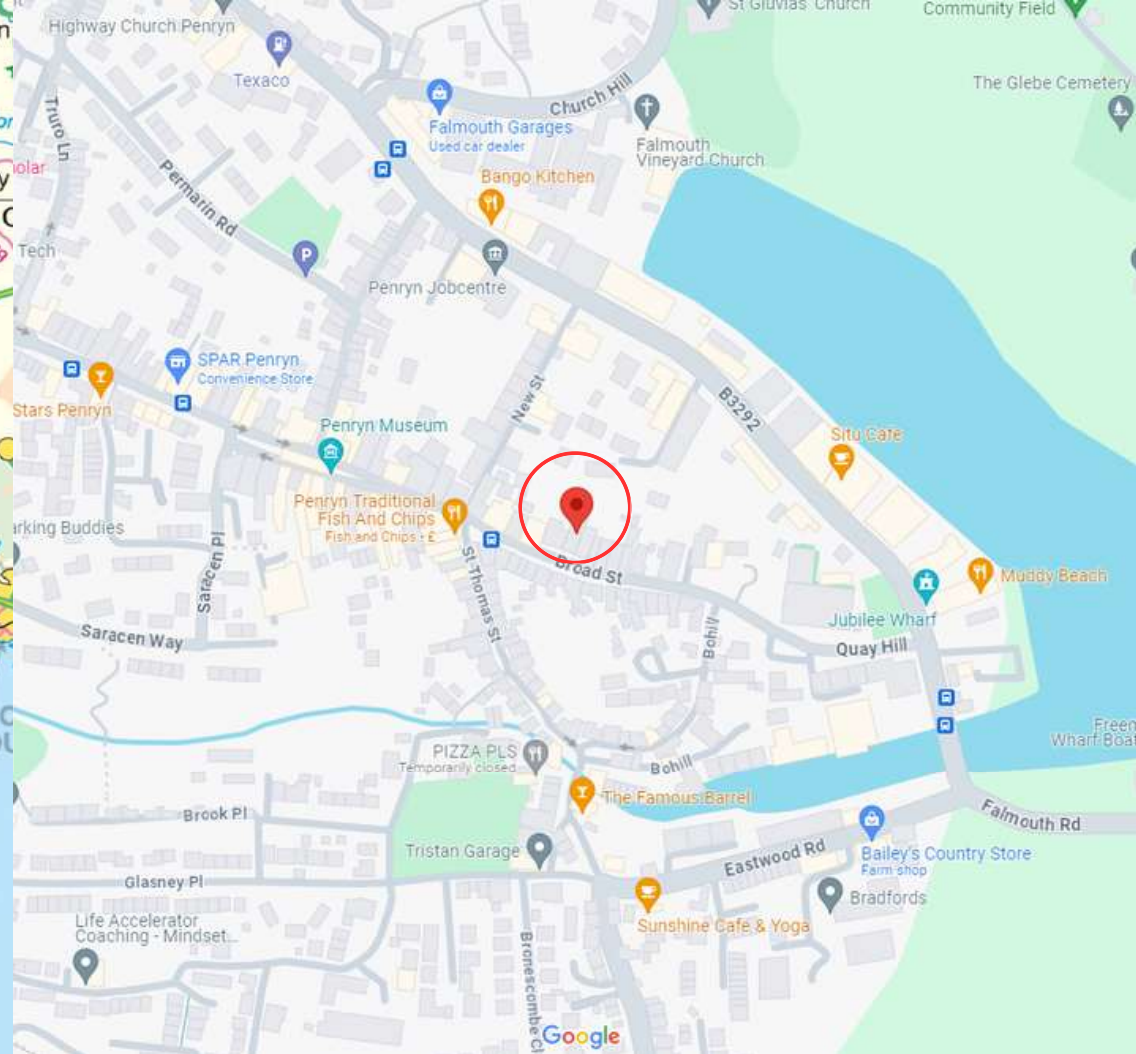
VIEWING/FURTHER INFORMATION

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

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PROPERTY